

From: St John's Society Planning
Sent: Wed, 17 Feb 2021 15:26:02 +0000
To: Williams, Alfie;Planning
Cc: chair@st-johns-soc.org
Subject: DC/20/119777 - 208 ALBYN ROAD, LONDON, SE8 4JQ
Importance: Normal

Dear Mr Williams,

We, the St. John's Society wish to support the above application for the following reasons:

- **Conserving Heritage** – A mansard roof behind a parapet is an accepted traditional building form and urban typology and is common across London. We deem this an acceptable addition to the property which is congruous with the host building and its surroundings.
- **Conserving Biodiversity** – The application does not have an adverse effect on biodiversity.
- **Conserving Land Use** – No additional land is proposed to be built upon or changed in this application.
- **Conserving Local Health/Safety/Wellbeing** – The application does not have an adverse effect on local health/safety/wellbeing.
- **Conserving Community** – The additional floor provides additional accommodation, transforming the building into a large family home. This would allow growing families to remain within their established community rather than having to move away from schools, neighbours and other social networks. The attitude toward roof extensions should be revised to accept that well designed roof extensions within the conservation area are acceptable. Residents should be able to confidently submit applications to make appropriate changes to their homes.
- **Conserving Energy/Carbon** – The proposed roof extension, built to modern building standards and construction techniques with high quality materials and components would substantially improve the environmental performance of the property in a cost-effective manner. The London or 'butterfly' roof is notoriously difficult to retrofit better insulation as the central section cannot be insulated to the same degree as the rest of the roof, causing a cold bridge. Additionally, the flat surface of the extended roof is more suitable and conducive to a later installation of solar panels for generating renewable energy.
- **Planning Policy** – We believe that the application meets the requirements as defined in the borough's Alterations and Extensions Supplementary Planning Document (SPD). Given the neighbouring mansards on either side, a precedent has been established for a sympathetic, traditional style mansard on this street.
- **Local Precedents** - Mansards are established on Albyn Road and on surrounding streets such as Lind Street with many houses south of St. John's Vale having built mansards – over 50% of the houses within the Brookmill Conservation Area south of St. John's Vale have had roof extensions. The two neighbouring properties at 206 and 210 have built mansards, so this application would fill the gap between the two, completing the roofscape and giving uniformity. Additionally, this property had an application for a mansard approved in 2013, so we see no reason why it should not be granted today.

A collective decision was reached at the St John's Society Planning Sub-Committee Meeting held on 01/02/21. Following a discussion, a vote was held, and all four members who were present voted to support the application (with one additional vote cast by email). We, the St. John's Society deem this

application to be congruous with the host building and appropriate to the character of the area and therefore welcome and support this application.

Kind regards,

Nick Blomstrand
Planning and Conservation Committee Member
From and on behalf of **The St John's Society**

Sent from [Mail](#) for Windows 10

