

**43 Old Queen Street London SW1H 9JA**

**Alterations to ground floor front elevation and at roof level including raising height of mansard roof and chimney stack and installation of railings in connection with the use of the property as a single family dwelling.**

We have considered this application very carefully as the proposals concern a listed Grade II building. The proposed changes to the plan might be regarded as 'ingenious' directed to make the most out of the existing space. However we are very concerned over the proposed additional space which the application's Design Access Statement considers of little importance.

We cannot agree with the statement that the roof mansard's proposed increase in height caused by extending the mansard roof is 'slight' (point 3.1) Nor do we accept the stated opinion that the proportion of the "present mansard roof elevation looks too mean and squat for the building" (6.5) . Please note that the submitted photograph of the elevation is very distorted. The fact is that the form and appearance are of the period and which was taken into consideration at the time of the listing

The proposed changes to the roof including its level and external expression are to hide the proposed roof terrace, of which there is no mention in the Application. Rather it is described as a requirement to gain access to the proposed boiler room created on top of the existing roof level. The facility for providing heating and hot water for this domestic building should be accommodated within the existing envelope.

We find it surprising that the application made no mention in the Statement or on the drawings that a roof terrace was intended, and that that is the reason for the increased mansard effect to the elevation. We are of the opinion that the application is unacceptable because of the change to the bulk and elevation of the Grade II Listed Building.

**for and on behalf of the Thorney Island Society 14th September 2011**

