

Additional objection to Applications 2018/1515/P, and 22018/1516/P, 40-42 Mill Lane from Fortune Green and West Hampstead Neighbourhood Development Forum.

Further to the NDF's initial objection submitted on 28 May 2018, further study of the drawings leads us to make additional objections:

- The application builds on the previous application by the previous owners, with which we were largely content, albeit losing 6.7 m² of bar space to an access staircase, but enabling a development upstairs that should maintain the viability of the investment for the owner. This new application (see here) shows the staircase considerably longer than the previous application (see here page 28) causing substantially greater loss of floorspace in the bar. This, in spite of the text in the application maintaining several times that there is no further loss floor space. This loss of space is unacceptable as it largely destroys the right-hand side bar.
- The application includes building an extra storey under a mansard roof. It claims that it will only add half a metre above the existing roof ridge. We are not convinced that this will actually be feasible, and in any case half a metre increase in height could make the building seem overly massive or top heavy.
- The application includes a computer designed graphic showing the final building, which presents a plausibly attractive building but we have growing concern that this representation may not be accurate, particularly in relation to the impact of mansard roof (see above) and the detailing of the building.

For instance, careful scrutiny of the drawings reveals that a terrace is proposed just above the pub doors with a glass balustrade. Apart from the glass destroying the style of the pub, a terrace is likely to cause clashes in amenity between the residents upstairs and the pub users downstairs. This terrace is invisible in the computer graphic, but still unacceptable.