

The proposal – SSD 7056 Modification 2 - should not be approved in its current form as it fails to provide any assessment of the visual impact of its proposals on residents at 8 Hickson Road which should have been done prior to any determination of this application – especially considering the significant negative impact of what is proposed. Roof openings should be minimised and provide suitable screening (e.g. via louvres) of all plant equipment contained therein.

This proposed Modification has the effect of removing the majority of the roof of Bay 11 despite the fact the mesh intended to enclose the roof space is not a visual screen, but is only designed and intended to prevent birds and vermin from entering the roof space and not to visually screen the plant and equipment located within the space.

Further the method now proposed, as previously noted, necessitates a roof that is as open as possible. Consequently, the mesh proposed for use across multiple openings on the roof will itself be very open in nature. It would not screen the plant and equipment located within. The proposal that plant and equipment be painted black shows that consultants themselves can visualise the problem and are inadequately attempting to disguise the real problem.

Of all the potential places to locate the mechanical exhaust and air conditioning systems, Bay 11 is the one that will potentially have the greatest negative impact on our amenity. This makes this application particularly significant.

The proposal is completely contrary to the spirit of Condition B9 of the Development Consent which is intended to protect the amenity and views of the residents of 8 Hickson Road. The fact that the plant and equipment will be visible from our home is no different to the equipment penetrating the roof or being roof mounted.

This will have a significant negative impact on the outlook from our apartment. Residents in our building would find their view of a heritage roofline replaced by a view of a plant room, (by its very nature unsightly), encompassing the entire upper level of Bay 11.

Therefore, it's my contention this proposal should not be approved, particularly in its current form.