

Dear Sir

**24/03203/FULL6 | Demolition of existing conservatory and construction of side and rear extension, loft conversion with rear dormer and 3x rooflight (revision to approved planning applications 22/00988/FULL6 and 23/02601/FULL6 to now include alterations to main front door, garage doors, bi-folding doors and glazed panels (RETROSPECTIVE APPLICATION) |**

**18 Ravensbourne Avenue Bromley BR2 0BP**

We are a residents' association of approximately 500 subscribing households serving an area in which Ravensbourne Avenue is situated. We concern ourselves with the built environment and with generally improving the area for the benefit of residents.

We **object** to this application.

### **Front door sill**

The applicant's drawings of the front elevations, shown below, both show a front door sill:-



In reality, the sill has been removed without authorisation and these photos show before and after:-



We note that this application does not seek approval for this unauthorised change as it is neither referenced in the description of the application nor in the drawings.

Even if this application did seek retrospective approval for the removal of the door sill, we would object to this as it is uncharacteristic in the Conservation Area, and diminishes the harmony and symmetry with the adjacent front door, where the traditional sill is extant.

### **Front door**

The new front door is an incongruent and uncharacteristic form of development in the Conservation Area. The applicant makes reference to the new front door at 97 Ravensbourne Avenue (Planning Statement para 6.3). However, No. 97 is a modern detached house where a modern door is more suitable (although in our opinion, and that of the Council's

Conservation Officer, Simon Went, still unacceptable). In this case, No. 18 is a traditional house which fundamentally gives the area its character and where a modern door is wholly inappropriate. In addition, No. 18 is a semi-detached house and the difference between the adjacent front doors of No. 18 and No. 16 is marked and jarring.

### **Outer and inner garage doors**

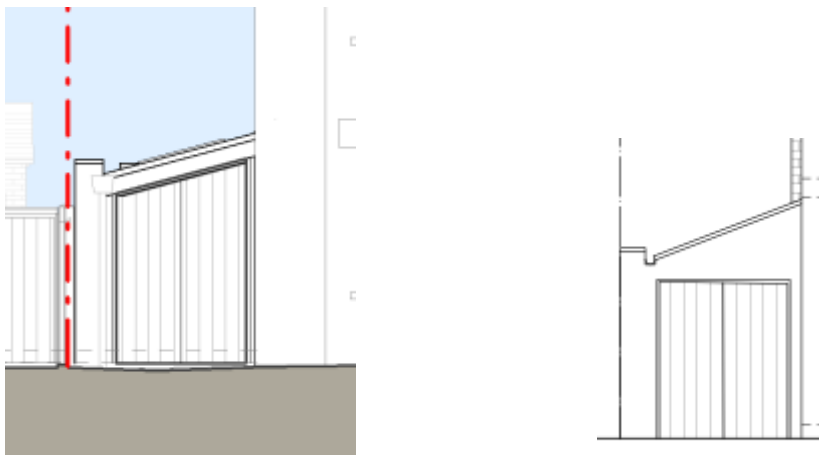
The application seeks

'A retrospective planning application for the retention of the main front door, garage doors, bi-folding doors and glazed panels which are different to the ones approved in planning application 22/00988/FULL6.'

It isn't clear from this that approval is required for both the inner and the outer garage doors.

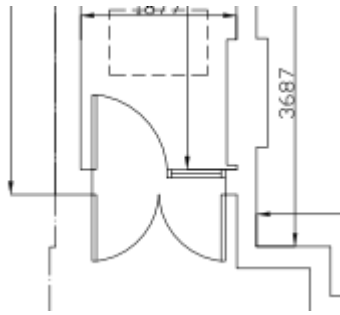
#### Outer doors

Application 22/00988 obtained approval for outer wooden doors with a sloping top edge. This new application seeks retrospective approval for a horizontal top edge and to relocate the doors slightly further forward. We do not object to these modest changes in themselves.

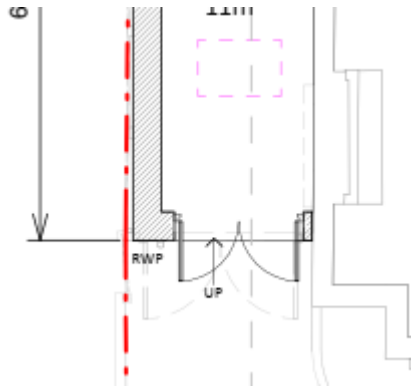


#### Inner glazed door and window

This application seeks retrospective permission for an inner glazed door and window (and, to allow for this, repositioning of the previous approved location of the outer wooden doors (they are now brought forward a short distance))



1 Arrangement requiring retrospective permission



2 Approved door arrangement

This application seeks approval for an arrangement whereby the glazed door and window have solid traditional wooden doors in front of them. But the very purpose and intention of a glazed door and window is to let light in and thus the intention cannot be to use the wooden doors to permanently obscure the glazing – that would be counter to the very purpose of the glazed door and window. In practice, the outer doors are likely to be kept permanently open.

Were the glazed door and window to be visible, they would be a wholly uncharacteristic and incongruent addition to the property and would neither preserve nor enhance the character or appearance of the Conservation Area.

Whilst a Condition might be imposed that *'the outer wooden doors shall be kept permanently closed'*, we believe that it would be impossible to either police or enforce such a Condition and as such we object to the inner glazed door and window.

### **Other retrospective changes**

We do not object to other changes

Yours faithfully

Ravensbourne Valley Residents

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