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24/02095/F | Proposed conversion of existing flat roof to roof terrace, together with associated single-storey roof extensions and alterations, glass balustrading, solar panels and plant equipment. | V-Shed Canons Road BS1 5UH

We do not consider the impact of these proposals on views of the Cathedral from the east side of St Augustine's Reach are acceptable. The view of the Cathedral from Narrow Quay in particular is crowded out and diminished. Responding to the Crime Reduction Unit's (CRU) understandable concerns is likely to exacerbate this impact by introducing further clutter, unless a less intrusive solution than the suggested netting.

We would like to emphasise the importance of successfully blending old and new, near and long views, in the Harbourside's 'offer' as a place of recreation and to visit. We feel these proposals if implemented would lose something of the essence of this offer by disrupting an important view and adding clutter to what are the relatively simple lines of the V shed roof. We would also encourage more attention to be given to views from the west. In the current proposals this aspect seems to be treated as the 'backdoor' with commensurate lack of consideration.

Our particular concern is the pergola-like structure and associated awning etc. We are doubtful about the actual proof provided against inclement weather. There has to be a question mark about the extent to which all-season use in this exposed location would actually be encouraged by what is proposed. Or at the very least without adding further shelter and introducing, for example, carbon unfriendly patio-style heaters. Going down this route risks in effect adding in appearance and visual impact a third storey to the building. Something we would oppose.

Given the above, we question the wisdom of not working up option 3 as this seems preferable to us. The disruption of the view of the Cathedral would be less, there would be an interesting modern reflection of the building's working heritage and the proposals have a simpler uncluttered appearance. The option would though still require a satisfactory design solution for the CRU's concerns.

End.