

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4241/P	Emanuel Robinson	28/10/2023 13:42:38	PETITNSUP P	The aesthetic quality of the design, as well as how it is accessible, sustainable, and promotes car-free travel There is great need for affordable housing locally, which this application provides Given local demand and the unaffordable property values in the local area, this is the best use for the site
2023/4241/P	Emanuel Robinson	28/10/2023 13:42:41	PETITNSUP P	The aesthetic quality of the design, as well as how it is accessible, sustainable, and promotes car-free travel There is great need for affordable housing locally, which this application provides Given local demand and the unaffordable property values in the local area, this is the best use for the site
2023/4241/P	Goodarz Hakimnejad	30/10/2023 17:15:58	OBJ	The new building is 2.5 times bigger than previous The building is two stories higher than all other buildings on the street. Loss of mature trees. The facade is not in line with buildings in the street. The rear of building goes right to the back. Increase of traffic Big increase in visitors car parking. This could become a trend for future buildings in the street.
2023/4241/P	Jonathan Bilbul	25/10/2023 23:45:20	OBJ	I am concerned about the overwhelming size of the development as not keeping in character with the rest of the street. Overdevelopment of the site should be avoided and I would like to return to the previous smaller scale proposal. The new building should not be larger than the previous building that occupied this site and burned down. I am also concerned about the loss of green space, trees and the environmental impact. I live nearby and I care deeply about the area and preserving the peaceful neighbourhood look and feeling.
2023/4241/P	John Pacione	30/10/2023 21:02:27	SUPPRT	Being resident in Daleham Gardens for over 30 yrs, privately renting, I know first hand of the great need in this area for affordable, well-designed, housing. This proposal goes a small, but very welcome, way in addressing the extreme paucity of affordable-housing available to local people. Aesthetically, I consider the proposed design an appealing use of the available space at the upper end of Daleham Gardens. The proposed design is not obtrusive, being in scale with many other properties in the near vicinity, and would represent an excellent, socially beneficial, use of this site, and reinvigorate a space that has lain empty and unused already for several years .
2023/4241/P	C. A Creedon	27/10/2023 12:44:24	COMMNT	To whom it may concern, I am a resident of NW3 and am really excited about the prospect of this project being delivered. I fully support the design proposals and the intentions of the CLT, whom have worked tirelessly to bring this project together. I would like to see more of the same across London as it is becoming more and more difficult to afford to stay in the city, let alone the borough of Camden. Well done to all involved from the CLT and to Camden for supporting this community project. Ms Claire Creedon

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2023/4241/P	Angela Doane	29/10/2023 21:05:35	OBJ	I am writing to give objections to this development, as a local resident/owner. The essential issues are the size (footprint) and height of the building. At six stories, it is far too tall for the surrounding area. Its footprint takes up nearly all of the land, meaning all the surrounding gardens will be overlooked. I thought Camden's own rules prevented this sort of giant foot print building? Most everyone's light will be cut off due to the oversized-overall nature of the building. 4 stories is the maximum that should be allowed, not six, and the overall footprint needs to be reduced by at least 1/3rd. And what about the continual issue of flooding as more and more land is concreted over? Hardly a 'sustainable' proposition then, is this building?It also needs to be set back a bit further from the road as well to fit in properly with the area. I have no objection to modern building and heartily endorse a new block on this site, but the size is far, far too much. It is twice the size as the previous building and much taller. I do appreciate that the developers have adjusted the external appearance of the building to fit better in the redesign, but I still question the current balcony railings design as being out of character with the late Victorian /early Edwardian aesthetic of this area. Lastly, this building has less social housing than the former building, which also seems to go against real London needs.
2023/4241/P	Michael Jampel	29/10/2023 14:55:50	SUPPRT	I support this application. There is a real lack of affordable housing locally, which this development would help with. I think this is the best use for the site, given the level of demand and level of house prices in this area.
2023/4241/P	LESLEY MCGLYNN	27/10/2023 12:33:38	COMMNT	Having witnessed the work that NW3 CLT have been doing over the course of the past couple of years I am immensely happy to support this project. The area is crying out for affordable housing and I am constantly witness to friends and the children of friends being priced out of the borough. The design is fantastic and in keeping with the road and does not appear to be over-dense. I am glad to hear that the project will contain homes that remain discounted in perpetuity and that the CLT will continue to steward the site once complete. If only there were more land available in Camden for more projects like this one.

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2023/4241/P	Craig Haslam	29/10/2023 17:10:57	OBJ	<p>Proposed development is far too large. Over 2.5 times larger than the previous building.</p> <p>Two storeys taller than what was there before having a huge impact on the surrounding properties and the street in terms of imposing, overlooking and overshadowing.</p> <p>Will ruin the vista looking both up and down the street. The front of it sticks out beyond the building line of the street and greatly in front of 31a Daleham Gardens, making it very prominent in the streetscape and totally out of context.</p> <p>Loss of mature trees and green space.</p> <p>The full six storeys will be directly visible from the street, particularly from down the street where it will stand out above 31a daleham Gardens.</p> <p>The building and its balconies are ugly and totally out of context with the rest of this beautiful street and conservation area.</p> <p>The rear of the property goes right to the back of the site resulting in the complete loss of the garden and fully overlooking the gardens of the neighbouring properties both on Daleham Gardens and Fitzjohns Avenue. Backland development such as this goes against Camdens planning policy and that of the conservation area.</p> <p>Increase in traffic and parking from residents with disabled badges and deliveries. Due to an increase in residents from 13 to 50.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4241/P	Katy Barron	29/10/2023 18:40:04	OBJ	<p>Proposed development is far too large. Over 2.5 times larger than the previous building.</p> <p>Two storeys taller than what was there before having a huge impact on the surrounding properties and the street in terms of imposing, overlooking and overshadowing.</p> <p>Will ruin the vista looking both up and down the street. The front of it sticks out beyond the building line of the street and greatly in front of 31a Daleham Gardens, making it very prominent in the streetscape and totally out of context.</p> <p>Loss of mature trees and green space.</p> <p>The full six storeys will be directly visible from the street, particularly from down the street where it will stand out above 31a daleham Gardens.</p> <p>The building and its balconies are ugly and totally out of context with the rest of this beautiful street and conservation area.</p> <p>The rear of the property goes right to the back of the site resulting in the complete loss of the garden and fully overlooking the gardens of the neighbouring properties both on Daleham Gardens and Fitzjohns Avenue. Backland development such as this goes against Camdens planning policy and that of the conservation area.</p> <p>Increase in traffic and parking from residents with disabled badges and deliveries. Due to an increase in residents from 13 to 50.</p> <p>Loss of social housing. The previous building contained 9 social housing flats. This proposal reduces this to 2. The 6 affordable flats would likely be made available to members of the trust acting as the developer.</p>

2023/4241/P	Elle Gee	29/10/2023 13:35:42	SUPNOT	<p>I support the NW3 CLT proposed development for 31 Daleham Gardens, for the following reasons:</p> <ul style="list-style-type: none"> - The planning application indicates that one flat is fully wheelchair accessible; this is extremely rare and so important. It is almost impossible for wheelchair users to find flats that meet their needs. - The building is well proportioned, and in keeping with the street. Much better design than the building at the South corner of Daleham Gardens and Nutley Terrace. The balcony railings are lovely and positively add to the building appearance, making it lighter and adding a nice decorating feature. - The building offers much needed affordable accommodation. Low and middle income professionals (teachers, police officers, NHS workers, social worker...) are priced out of this area. Social cohesion is dependent on people from various level of incomes living in the same area. - The building has both a front and side garden, in keeping with the area. - The design encourages the use of public transport, cycling or walking as it does not have any parking space. - The building is design to limit its impact on the environment by offering high level of insulation. - This is a locally led project to serve the local population that is priced out of this area. The council is to be commended for supporting such an innovative and forward looking initiative.
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2023/4241/P	Simon Legg	26/10/2023 15:00:35	COMMNT	<p>The intended development of 31, Daleham Gardens is a massively overbearing, six story block of flats, out of keeping with the area and certainly not in line with any and all planning guidelines. The additional two floors at the front elevation will be overbearing to all properties surrounding and from the road. The double depth is an over development of the site with no significant fenestration. Removing 100+ year old trees from the garden is a travesty and also not within planning guidelines. Daleham Gardens is a leafy Avenue, where all properties are of 2/3 stories maximum, and in keeping with each other having been built at a similar time. Aesthetically this property, apart from being overbearing has no resemblance to the surrounding houses and appears a carbuncle. Whilst I expect Camden will not offer parking permits with the flats I am very aware that there are ways that people can obtain permits thus there could be a significant increase of parked cars in an already busy street, which will overflow to surrounding streets. Our neighbours at 32B Daleham Gardens have submitted a comprehensive letter to you fully outlining all objections in very clear detail.</p> <p>I fully support this letter and every single word written in it.</p> <p>Please would you refuse this application and look at an alternative where the roof line is the same as previously, and the design and brickwork fits with the locale. The rear of the property should retain all of the trees which is high on everyone's agenda at the current time.</p>
2023/4241/P	Darja Reitober	29/10/2023 16:26:17	SUPPRT	<p>The building is well designed, the size is proportionate for the area and a good replacement for the previous building.</p> <p>There is a secure bicycle parking, which will encourage people to cycle rather than use a car.</p> <p>It is important and good that there are affordable flats for local people such as teachers, NHS staff and local workers who are priced out on the local housing market.</p> <p>It is good there is a garden and balconies provide possible additional green spaces (flowers for bees).</p>
2023/4241/P	Anne	29/10/2023 22:41:19	OBJ	<p>Please consider revisions to the planned development:</p> <ul style="list-style-type: none"> - Six storeys is too high, considering the street and surrounding areas. The new development should blend in with the buildings nearby and not stick out. It should be four storeys at most, considering the neighbouring properties. - The development should be mindful of the specialist school for children on Akenside Road. The building windows and property boundary should be constructed in a way that respects the privacy of the school so the children have a safe and suitable environment while in the premises. - Please retain greenery and gardens as much as possible, in front and/or at the back of the development. Please avoid cutting the old trees. With increasing traffic in Fitzjohns Ave and Finchley Road, we should keep as many trees as possible to help maintain clean air. - The appearance of the development should match the architecture of the surrounding area. This will help preserve the character and history of the area as part of Hampstead / Belsize Park.

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2023/4241/P	Sophie Henderson	30/10/2023 10:21:42	OBJ	<p>I oppose the proposed development at 31 Daleham Gardens on the following grounds:</p> <ol style="list-style-type: none">1. The proposal bears no consideration for the community. This block is highly unlikely to offer affordable housing and the opacity around its trust and motives are causing concern.2. Obvious risk to the safeguarding of children under the care of the Tavistock Centre, a vital and highly specialised private children's centre next door. Their play area will be overlooked by the new flats.3. Massive overdevelopment. The proposed building will be three times the size of the original. The development distorts the prevailing plot-to-building ratio4. Complete environmental negligence. 100+ year old trees will be felled; a huge and unacceptable increase to the area's carbon footprint5. Significant increase to traffic, road congestion, and air pollution in the area. The streets around the development, already busy, will become completely overburdened.
2023/4241/P	Mark Nilsson	30/10/2023 11:09:07	COMMNT	I think this is a superb idea and the designs looks great. I wish there were more organisations like NW5 CLT.

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2023/4241/P	Jenny Fasacl	29/10/2023 10:36:53	OBJ	

1. This is a conservation zone - The proposed development is far too large. It is over 2.5 times larger than the previous building.

Furthermore, it bears very little relationship to the rest of this street, the lower half of Daleham Gardens, and especially to the properties opposite on the half of Daleham Gardens above Nutley Terrace.

The proposed development is not in keeping with this area.

2. Given the proposed two further storeys taller than the previous building on this site, it will have a very considerable adverse impact on the surrounding properties and the street in terms of imposing, overlooking and overshadowing.

3. The whole thrust of this proposed building will ruin the vista looking both up and down the street. The front section sticks out beyond the building line of the street and very considerably in front of 31a Daleham Gardens. This will make the proposed planned building totally out of synchrony with the surrounding properties, an insult to the conservation principles of this area.

4. The loss of mature trees and green space providing oxygen and helping with air quality in the area is completely counterproductive and - again, totally unacceptable that we are faced with the destruction of the trees providing a beautiful amenity to those living locally.

5. Again, the full six storeys will be directly visible from the street, particularly from down the street where it will stand out above 31a Daleham Gardens. This takes no account of conservation area principles

6. The building and its balconies are out of context, bearing no relationship with the architecture of this beautiful street and conservation area.

7. The rear of the property goes right to the back of the site resulting in the complete loss of the garden and fully overlooking the gardens of the neighbouring properties both on Daleham Gardens and Fitzjohns Avenue.

Such backland development such as this goes against Camden's planning policy and that of the conservation area. How does the Council (to which I pay Council Tax) reconcile this breach of their own policies?

8. The increase in traffic and parking from residents with disabled badges and deliveries.

An increase in the number of residents from 13 to 50 produces an exceptionally dense change to the character of this property and to the whole area.

9. With regard to the loss of social housing: The previous building contained 9 social housing flats. This proposal reduces this to 2. This reduced number is shocking. It is also a gross insult to those who lived here before the fire destroyed the building, as also to those citizens living in this area for whom the residents of the previous property on this site were valued members of our local community. How does the Council square this? It simply does not meet any level of human decency to change the use of this new building as proposed to such a 'for profit' enterprise.

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2023/4241/P	A S Lowe	26/10/2023 18:45:27	OBJ	<p>The 6 "affordable" flats would likely not be made available those in greatest need - as is so often the way with such proposals.</p> <p>I live in flat 1 31A Daleham Gardens since August 1990 and I want to oppose this residential development. The proposed development will span the full depth of the site and the windows and balconies at the rear will directly overlook my garden and into my windows. This will be particularly bad since the trees and shrubs along the border between 31 and 31a will be removed, thus removing any screening that did exist. The height of the building at six stories and the proximity to the border will mean that the overlooking and overshadowing, particularly from the upper windows and balconies will be extreme.</p> <p>The proposed building has almost tripled in size compared with the original. The outcome would be a structure taller and deeper than any other building on Daleham Gardens and a dangerous precedent for the area. The internal area is set to increase from 540 sq.m. to 1260 sq.m.</p> <p>Significant increase in traffic and parking in a road already congested by parents parking for local schools. Despite there being no parking allotted by Camden, experience elsewhere shows that the estimated 50 residents will find a way to get permits and will overburden Daleham and the surrounding streets with their cars and those of their visitors, not to mention delivery vans.</p> <p>The previous buiding was mainly of social housing flats and this is to be replace with only two social housing flats. The original flats at one point were largely occupied by nurses working at the Royal Free hospital. It would be great if this could happen with the new development.</p>
2023/4241/P	L W Bysh	26/10/2023 21:37:34	NOBJ	<p>As a former resident of Daleham Gardens, I am delighted to see a plan to bring this land back into use for housing and applaud the Community Land Trust for finding a way to use a small parcel of land to help bring more housing for key local workers. The design itself is in keeping with surrounding properties, with an interesting brick finish and nice landscaping. It seems to me that this will not add to traffic in the area, as my understanding is that there will be no parking rights given to residents, and numbers living in the new building will only be marginally higher than in the previous building.</p> <p>Please give permission.</p>
2023/4241/P	Henry Hugon	27/10/2023 10:58:40	OBJ	<ul style="list-style-type: none"> - Proposed building much higher than all other buildings on street; bigger than original proposal - Privacy concerns for local residents (including a children's play area) - Capacity of ~50 residents will result in more traffic and parking needs, which will add to an already congested area - Not the best use of the site: this could be used to build a park for local residents - Damage on environment: cutting trees

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2023/4241/P	G. Quirke	30/10/2023 18:28:17	OBJ	<p>Proposed development is far too large and 2.5 times larger than previous building. It's 2 storeys taller than what was there before. It's imposing and overlooking to the Daleham Tavistock children's care centre garden outdoor area where children play learn and recover from war torn zones and other.</p> <p>The front design extends well beyond the building line, bringing prominence to the streetscape looking totally out of context.</p> <p>The proposed six storeys will be directly visible from the street.</p> <p>The balconies are especially ugly looking totally out of communion with the houses on the street.</p> <p>The rear of the property would extend to the rear resulting in complete loss of garden and removal of mature trees destroying privacy, to neighbours including the previously mentioned children in the day centre next door. The council has a policy currently in place protecting the many surrounding schools from traffic pollution. Those trees act as a barrier from such so need to remain. The proposed development will increase in residents from 13 to 50, thus more traffic and pollution in an already crowded area.</p> <p>There is also the loss of Social housing. The building originally housed nurses working locally. Then locals needing social housing. Teachers, nurses and the such are in desperate need of affordable housing. This development offers two only.</p>
2023/4241/P	Deborah Norton	28/10/2023 13:17:20	NOBJ	Hampstead is desperately in need of affordable housing. This is a lovely design which will blend in well
2023/4241/P	G. Quirke	30/10/2023 18:28:20	OBJ	<p>Proposed development is far too large and 2.5 times larger than previous building. It's 2 storeys taller than what was there before. It's imposing and overlooking to the Daleham Tavistock children's care centre garden outdoor area where children play learn and recover from war torn zones and other.</p> <p>The front design extends well beyond the building line, bringing prominence to the streetscape looking totally out of context.</p> <p>The proposed six storeys will be directly visible from the street.</p> <p>The balconies are especially ugly looking totally out of communion with the houses on the street.</p> <p>The rear of the property would extend to the rear resulting in complete loss of garden and removal of mature trees destroying privacy, to neighbours including the previously mentioned children in the day centre next door. The council has a policy currently in place protecting the many surrounding schools from traffic pollution. Those trees act as a barrier from such so need to remain. The proposed development will increase in residents from 13 to 50, thus more traffic and pollution in an already crowded area.</p> <p>There is also the loss of Social housing. The building originally housed nurses working locally. Then locals needing social housing. Teachers, nurses and the such are in desperate need of affordable housing. This development offers two only.</p>
2023/4241/P	Adam Haggiag	30/10/2023 23:27:10	COMMNT	<p>Opposed. The size of the building project is not in line with the neighboring buildings. The height will cast shadow and reduce views. Daleham gardens has long had a unique charm due to its quaint architecture and community. This building is out of proportion with what makes Daleham so special. The developers must return with a plans for something in resembling the proportions and style of the previous building and the others on the street.</p>

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2023/4241/P	David Tootill	28/10/2023 14:36:02	SUPPRT	There is substantial need for affordable social housing in Camden - and this development will help. If Camden could forgo taking any fee for the land I.e retain the ownership of the land for itself then that would be even better and make the proposal even more affordable.
2023/4241/P	(Lady) Ellen Dahrendorf	28/10/2023 17:01:53	OBJ	<p>This is a conservation area!</p> <p>The planned building is far too large (2,5 times the building it is replacing) and the rear of the property would extend to the back of the site which means the loss of the garden as well as mature trees.</p> <p>There will be a loss of social housing, even in the plan, and even if the developers stick to what they promise, which cannot be taken for granted.</p> <p>The size and height of the building will have a huge negative impact on surrounding properties - in terms of overlooking and overshadowing. This kind of backland development goes against Camdens planning policy and that of the conservation area.</p> <p>The increase in residents from 13 to approximately 50 will mean a huge increase in traffic and pressure on parking.</p> <p>That the proposed building is ugly, perhaps a matter of taste, but it is fully out of context on this street, while its bulk will dominate the streetscape.</p>
2023/4241/P	(Lady) Ellen Dahrendorf	28/10/2023 17:01:56	OBJ	<p>This is a conservation area!</p> <p>The planned building is far too large (2,5 times the building it is replacing) and the rear of the property would extend to the back of the site which means the loss of the garden as well as mature trees.</p> <p>There will be a loss of social housing, even in the plan, and even if the developers stick to what they promise, which cannot be taken for granted.</p> <p>The size and height of the building will have a huge negative impact on surrounding properties - in terms of overlooking and overshadowing. This kind of backland development goes against Camdens planning policy and that of the conservation area.</p> <p>The increase in residents from 13 to approximately 50 will mean a huge increase in traffic and pressure on parking.</p> <p>That the proposed building is ugly, perhaps a matter of taste, but it is fully out of context on this street, while its bulk will dominate the streetscape.</p>

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2023/4241/P	chazeau	30/10/2023 21:08:21	OBJ	<ol style="list-style-type: none"> 1. Proposed development is far too large. Over 2.5 times larger than the previous building. 2. Two storeys taller than what was there before having a huge impact on the surrounding properties and the street in terms of imposing, overlooking and overshadowing. 3. Will ruin the vista looking both up and down the street. The front of it sticks out beyond the building line of the street and greatly in front of 31a Daleham Gardens, making it very prominent in the streetscape and totally out of context. 4. Loss of mature trees and green space. 5. The full six storeys will be directly visible from the street, particularly from down the street where it will stand out above 31a Daleham Gardens. 6. The building and its balconies are ugly and totally out of context with the rest of this beautiful street and conservation area. 7. The rear of the property goes right to the back of the site resulting in the complete loss of the garden and fully overlooking the gardens of the neighbouring properties both on Daleham Gardens and Fitzjohns Avenue. Backland development such as this goes against Camdens planning policy and that of the conservation area. 8. Increase in traffic and parking from residents with disabled badges and deliveries. Due to an increase in residents from 13 to 49. 9. Loss of social housing. The previous building contained 9 social housing flats. This proposal reduces this to 2.
2023/4241/P	Adam Haggiag	30/10/2023 23:27:14	COMMNT	<p>Opposed. The size of the building project is not in line with the neighboring buildings. The height will cast shadow and reduce views. Daleham gardens has long had a unique charm due to its quaint architecture and community. This building is out of proportion with what makes Daleham so special. The developers must return with a plans for something in resembling the proportions and style of the previous building and the others on the street.</p>
2023/4241/P	(Lady) Ellen Dahrendorf	28/10/2023 17:02:00	OBJ	<p>This is a conservation area!</p> <p>The planned building is far too large (2,5 times the building it is replacing) and the rear of the property would extend to the back of the site which means the loss of the garden as well as mature trees.</p> <p>There will be a loss of social housing, even in the plan, and even if the developers stick to what they promise, which cannot be taken for granted.</p> <p>The size and height of the building will have a huge negative impact on surrounding properties - in terms of overlooking and overshadowing. This kind of backland development goes against Camdens planning policy and that of the conservation area.</p> <p>The increase in residents from 13 to approximately 50 will mean a huge increase in traffic and pressure on parking.</p> <p>That the proposed building is ugly, perhaps a matter of taste, but it is fully out of context on this street, while its bulk will dominate the streetscape.</p>

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2023/4241/P	Adam Haggiag	30/10/2023 23:27:19	COMMNT	<p>Opposed. The size of the building project is not in line with the neighboring buildings. The height will cast shadow and reduce views. Daleham gardens has long had a unique charm due to its quaint architecture and community. This building is out of proportion with what makes Daleham so special. The developers must return with a plans for something in resembling the proportions and style of the previous building and the others on the street.</p>
2023/4241/P	Jan Harvie-Clark	28/10/2023 21:39:13	SUPPRT	<p>This design is the best possible one in this area; it will provide much needed affordable housing , in a place where there are plenty of easy public travel options. The application as presently designed offers a good deal of housing, and fits in with the locality well. Above all it is a sustainable design, in an area where there is pitifully little affordable housing.</p>
2023/4241/P	Roger Montgomery	29/10/2023 08:31:31	OBJ	<p>Where in the world are these people going to park their cars? Not much room on our streets even now. The overflow will be onto our street Belsize Crescent . Does their plan include building an underground car park? It should.</p>
2023/4241/P	Roger Montgomery	29/10/2023 08:31:34	OBJ	<p>Where in the world are these people going to park their cars? Not much room on our streets even now. The overflow will be onto our street Belsize Crescent . Does their plan include building an underground car park? It should.</p>

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2023/4241/P	B Cunliffe	29/10/2023 00:26:35	COMMNT	<p>The proposed development is far too large for the plot, well over more than double the previous building. So not exactly using the same footprint which is the usual case for new buildings, replacing a previous structure.</p> <p>The proposed building is much taller than the original building. Two stories taller. Not at all in keeping with the residential area. This will overlook neighbouring properties.</p> <p>The plans show a building very near the street, whereas the houses and flats in the vicinity are not abutting the pavement. This will affect the streetscape from various directions and totally out of context.</p> <p>Loss of green space and mature trees.</p> <p>The design is not in keeping with the quality buildings in the area. No buildings have many balconies facing the street, in one building. The design is not even stylish for a new build.</p> <p>The rear of the property takes all of the land with loss of green space. This will impact the neighbouring properties for privacy on Daleham Gardens as well as neighbouring areas. This is a conservation area with strict planning policies which need to be enforced.</p> <p>The traffic in the area is already congested, especially with food delivery vans and parcel delivery. This will be radically increased, impacting pollution. Parking will be an issue as residents apply for blue badges to get around restrictions.</p> <p>Also the previous building housed 13 residents, this new proposal is for 50 which seems to be a building for profit not social housing, as not even offering 13 social places as before.</p> <p>I do not see any benefit to the area with the proposed scheme. I thought CLT was a charity which build homes that are affordable only.</p>
2023/4241/P	Roger Montgomery	29/10/2023 08:31:36	OBJ	<p>Where in the world are these people going to park their cars? Not much room on our streets even now. The overflow will be onto our street Belsize Crescent . Does their plan include building an underground car park? It should.</p>

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2023/4241/P	Paul Gray	29/10/2023 09:19:47	OBJ	<p>I have a number of objections to the new development as shown below:</p> <ul style="list-style-type: none"> - The proposed building is much larger than the previous building. It is much higher and covers a greater area. It would look totally out of place on this residential road and in my opinion would be an eyesore. - The height and forward position of the proposed building would reduce light levels into my property, especially in the late afternoon where direct sunlight would be blocked to a greater extent. - The increased height of the proposed building along with the balconies will mean that my property will be overlooked to a much greater extent than the previous building. The higher balconies would have a direct unimpeded view directly into my living room. - The number of apartments (and the size of apartments) in the new building is much larger than in the previous building. This will have a detrimental effect in the areas of traffic congestion, parking, resident deliveries etc. This part of Daleham Gardens regularly has stand-still traffic congestion during evening rush hours. - The proposed building will be situated very close to the public road and pavement, especially when compared to the neighbouring building at No. 31A. It is much closer to the public road than the previous building. It will make the north end of Daleham Gardens look rather unattractive.
2023/4241/P	richard powell	29/10/2023 09:25:34	COMMNT	<p>The development is over-sized and out of context, and is going to lead to a loss of light for neighbouring properties.</p> <p>The arboricultural report makes recommendations for post demolition checks - surely this can be done now and not left to chance post demolition. Damage to trees shouldl be fully assessed, and deemed minimal, before any application is approved</p> <p>There is no evidence the housing will be affordable and by working with well known developers in the area NW3CLT will likely move to position of maximising profit and very little advance will be made on affordable housing.</p>
2023/4241/P	Sandra Bilbul	26/10/2023 23:21:52	OBJ	<p>I am concerned about the overwhelming size of the development as not keeping in character with the rest of the street. Overdevelopment of the site should be avoided and I would like to return to the previous smaller scale proposal. The new building should not be larger that the previous building that occupied this site and burned down.</p> <p>I am also concerned about the loss of green space, trees and the environmental Impact.</p> <p>I live nearby and I care deeply about the area and preserving the peaceful neighbourhood look and feeling.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4241/P	Judith Nasatyr	28/10/2023 13:10:43	COMMNT	I approve the principles of this proposed development and would like to see it go ahead. I am unable to access your original notice but have a vague recollection on wrought iron balustrades on the balconies. If i am correct in this I would like to reject them as they are unattractive and not in keeping with the design.
2023/4241/P	Nampetch Vincent	28/10/2023 15:07:00	OBJ	<p>I have lived at 32 Daleham Gardens since 1975 and am greatly concerned that the upper windows and balconies of this proposed development will look straight into my house and garden. I currently have a very private house with a private garden that is not overlooked at all. I feel that this will change dramatically and can't believe that Camden would allow this to go through with such a large detrimental impact to me and my near neighbours.</p> <p>There is unacceptable loss of mature trees and green space.</p> <p>The design and balconies are unattractive and do not blend with the conservation area.</p> <p>I urge you to reject this proposal that will have an enormously detrimental impact on my property and our neighborhood's character. The scale and design shows utter disregard for residents and conservation guidelines. I look forward to your rejection of this inappropriate overdevelopment.</p>
2023/4241/P	Tom Symes for Belsize Society	28/10/2023 15:38:03	SUPPRT	<p>This property is located in the Fitzjohns and Netherhall Conservation Area, next to the Belsize Conservation Area. The Belsize Society considers planning applications made in this area.</p> <p>The Belsize Society strongly supports this application which appears to have been very carefully considered and will bring an important site back into use after the fire in 2017.</p> <p>The development will provide modern accommodation that is highly energy efficient, carbon neutral and with a large number of genuinely affordable units. There has been extensive consultation with Camden about the design and a very full consultation exercise with members of the public. It will provide 14 new apartments ranging from one bed apartments to a three bed duplex unit, all with private balcony or roof terrace, 50% will be affordable homes, consisting of two social units and six discounted homes. This is extraordinary in this part of Camden and is much needed accommodation. It meets the Camden policy objectives of ensuring the best use of sites for a range of accommodation to enable mixed communities. This area is very lacking in any affordable accommodation. The design is modern and appears to be sensitive to its surroundings, with very clever angulated set backs, making good use of the available space and will provide a very pleasant contrast to the very ugly building next to it. The front garden area and communal garden at the back will ensure that what is a large important structure can sit comfortably in Daleham Gardens without overwhelming the other buildings. It will fit well in the existing streetscape.</p> <p>It is a 'car free' development with no on site parking and has good cycle storage. The site is anyway well located for public transport.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4241/P	Jendrik Kurzke	29/10/2023 08:44:50	OBJ	<p>As a neighbour we would like to object to the proposed development.</p> <p>Proposed development is far too large. Over 2.5 times larger than the previous building.</p> <p>Two storeys taller than what was there before having a huge impact on the surrounding properties and the street in terms of imposing, overlooking and overshadowing.</p> <p>Will ruin the vista looking both up and down the street. The front of it sticks out beyond the building line of the street and greatly in front of 31a Daleham Gardens, making it very prominent in the streetscape and totally out of context.</p> <p>Loss of mature trees and green space.</p> <p>The full six storeys will be directly visible from the street, particularly from down the street where it will stand out above 31a Daleham Gardens.</p> <p>The building and its balconies are ugly and totally out of context with the rest of this beautiful street and conservation area.</p> <p>The rear of the property goes right to the back of the site resulting in the complete loss of the garden and fully overlooking the gardens of the neighbouring properties both on Daleham Gardens and Fitzjohns Avenue. Backland development such as this goes against Camdens planning policy and that of the conservation area.</p> <p>Increase in traffic and parking from residents with disabled badges and deliveries. Due to an increase in residents from 13 to 50.</p> <p>Loss of social housing. The previous building contained 9 social housing flats. This proposal reduces this to 2. The 6 'affordable' flats would likely be made available to members of the trust acting as the developer.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4241/P	Mr Hawley	27/10/2023 12:27:22	OBJ	<p>I object to this massive overdevelopment for the following reasons:</p> <ol style="list-style-type: none"> 1. The height, number of stories and orientation of the building will mean that my lounge and main living space which is not currently overlooked at all, would become overlooked by the 3rd 4th and 5th stories on this huge proposal. With direct views into my windows thus losing my the privacy I currently have. 2. In addition to my property being overlooked the proposed property will also overlook 32 Daleham Gardens and the Tavistock specialist Children's play area with the associated safeguarding concerns from people being able to look into a highly sensitive and confidential children's centre. 2. The proposal is more than double the size of the original structure and will be bigger than any other building on the road and is completely out of keeping. 3. The size of the development significantly distorts the plot to size ratio which is unprecedented on the road. 4. The proposal concretes and builds over almost all of the rear garden cutting down all of the mature trees and building all the way to the back of the plot. Ripping out mature trees and destroying garden wildlife habitat can only be viewed as a total ignoring of critical environmental considerations that should be front and centre of every application like this. 5. The development would massively increase the carbon footprint of the area without providing any community benefit. 6. It is extremely unlikely that any of the previous occupants key workers and similar would be able to afford the flats in the re developed building. 7. Inevitable increase in traffic with more delivery vans and service vans attending the estimated 50 extra residents in an already busy road is detrimental to the road and the already choked area and although allocated parking in this instance has not been granted there have been examples previously where residents have found ways to get permits and therefore increase the pressure on the allocated parki
2023/4241/P	Marko Milovanovic	30/10/2023 09:50:59	SUPPRT	<p>I fully support the proposed development.</p> <p>It is a well considered design of appropriate volume for the site, that would be a welcome addition to the neighbourhood.</p> <p>The development provides much needed affordable housing in the heart of Belsize Park, an area of Camden that has become an increasingly hostile buying and renting market.</p>
2023/4241/P	Rachael Williams	27/10/2023 13:17:17	COMMNT	<p>Hi there</p> <p>I am a resident of NW6 having lived in and around both Camden and Islington for the past five years and am in desperate need of an affordable home. It is beyond me to currently afford to buy in Camden and so to see a development like this be put forward is a dream! I fully support the design and the vision that the CLT have for this project.</p> <p>The NW3 CLT team are not your average developer and seem dedicated and genuinely want to help their local community - which is a far cry different from what I am used to seeing with private developers.</p> <p>You have my support! R. Williams</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/4241/P	Irina Zonabend	29/10/2023 06:09:55	OBJ	<p>We believe the development is damaging to our neighbourhood.</p> <p>It's 2.5 times bigger than the previous, which will completely dominate the small street and ruin the historical neighbourhood, losing green area and especially mature trees.</p> <p>There are no playgrounds in this area with many schools around. We hoped that at least part of this area would be accessible to the children to play, which is vital to their health and well-being.</p>
2023/4241/P	Irina Zonabend	29/10/2023 06:09:57	OBJ	<p>We believe the development is damaging to our neighbourhood.</p> <p>It's 2.5 times bigger than the previous, which will completely dominate the small street and ruin the historical neighbourhood, losing green area and especially mature trees.</p> <p>There are no playgrounds in this area with many schools around. We hoped that at least part of this area would be accessible to the children to play, which is vital to their health and well-being.</p>
2023/4241/P	Michael J Lavington	26/10/2023 07:51:32	OBJ	<p>We have commissioned an independent review of this planning application and the process to come to this large scale of development.</p> <p>To enable all local residents, who are not experts in planning, to review this we request that you upload this document to your planning portal.</p> <p>As there is no way to attach here I will send this via email</p>
2023/4241/P	Niclas Gabrın	26/10/2023 12:54:41	OBJ	<p>As a close neighbour I find the new proposed structure massively overdeveloped. It appears the new building is almost tripple the size of the original and significantly larger than any other building in the vicinity; thus negatively affecting the character of the area.</p> <p>The negative effects of the proposed building does not only limit to aesthetics; it would also result in cutting down a meaningful amount of trees as well as further increasing parking requirements on a road that is already congested.</p> <p>I sincerely ask you to reconsider and replan the empty plot with a building no larger in size than the original one.</p>