

---

**From:** ILIE ZUBASCU [REDACTED]  
**Sent:** 09 November 2023 12:45  
**To:** Planning Planning; Blythe Smith  
**Cc:** Azusa Zubascu; Paul James  
**Subject:** Planning Consultation objection letter 2022/2863/P - 9-11 Belsize Grove, London, NW3 4UU

Objection to the "Design and Access Statement - 2209.DAS.01"

**To whom it may concern,**

I am writing to express our formal objection to the proposed "Design and Access Statement - 2209.DAS.01" for the development of a garden studio at the rear of 9-11 Belsize Grove. The gravity of the concerns raised by various stakeholders and residents, combined with our own observations, underscores the need for a thorough reconsideration of this proposal. Azusa and myself are new residents and I understand the original objection timeline might have passed, but then again Paul James has been a resident at 45 Howitt Road during the consultation period and he has not been consulted to start with.

**Misrepresentation and Lack of Transparency:** It's deeply concerning that the proposal suggests the replacement of an existing structure, when in fact, no such structure exists on the site. This glaring oversight not only misleads but also casts doubt on the authenticity and integrity of the entire proposal.

**Irreparable Harm to the Conservation Area:** The Belsize Conservation Area stands as a testament to our community's rich heritage. The proposed development, in its size and design, threatens to erode the very fabric of this cherished asset, introducing an incongruous element that would tarnish its unique character.

**Ambiguity and Potential Misuse:** The proposal's vagueness regarding the studio's intended use is unsettling. The inclusion of certain amenities hints at a broader residential or even commercial use, raising alarms about unforeseen disturbances and activities that could disrupt the peace of our community.

**Overlooked Residential Concerns:** The proximity of the proposed studio to neighbouring properties isn't just an aesthetic concern; it's a potential source of continuous noise and disturbance, compromising the tranquillity that residents have come to cherish.

**Infrastructure Strains and Security Risks:** The proposed access through the existing building is not only impractical but fraught with potential disruptions and security risks, especially during the construction phase.

**Setting a Precarious Precedent:** Greenlighting this development isn't a singular decision; it's potentially opening the floodgates for similar projects that could collectively erode the charm and character of our area.

**Lack of Resident Consultation:** It's deeply disconcerting that Camden Council has not consulted residents of Howitt Road, specifically numbers 41, 43, 45, 47, and 49. These residents, who stand

to be directly affected by this development, have been unjustly sidelined, undermining the very essence of community-centric decision-making.

**Ecological Repercussions:** The potential removal of trees is not a mere landscaping concern; it's an affront to the delicate ecosystem we've been entrusted to protect. The potential displacement of local wildlife, including bats, is a stark reminder of the irreversible harm this development could inflict.

In light of these compelling concerns, we urge the relevant authorities to not only reconsider this proposal but to also engage in a more transparent, inclusive, and community-driven decision-making process.

Thank you for your attention to this pressing matter.

Sincerely,

Azusa Tsuji, Ilie Zubascu and Paul James  
(residents of 45 Howitt Road, London, NW3 4LU)