

| Application No: | Consultees Name: | Received:           | Comment: | Response:   |
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| 2023/5139/P     | Philip Matthews  | 25/01/2024 11:25:48 | OBJ      | <p>OBJECTION to planning application 2023/5139/P<br/>81B Belsize Park Gardens, 24 Lambolle Place.</p> <p>This Objection is from the owners of 6 Lancaster Stables, NW3 4PH<br/>Philip and Britt Marie Matthews<br/>Our property is 15 metres from the proposed altered windows in Lancaster Stables.<br/>This objection is for the four "Recessed terrace /bike store with 1.5 high trellis screen ."<br/>Our Objection has two parts.</p> <p>1. NOT PRESERVING OR ENHANCING A CONSERVATION AREA AS REQUIRED BY THE BELSIZE PARK CONSERVATION AREA STATEMENT.</p> <p>1.1 We believe that Paragraph 202 of the National Planning Policy Framework should be engaged here because harm is being proposed to this Conservation Area.</p> <p>1.2 London Plan Policy HC1 confirms that proposals in Conservation Areas should be sympathetic to their significance and appreciation within their surroundings .</p> <p>1.3 The recessed terraces are an unusual architectural device for reasons of amenity, security, and privacy. This being a traditional mews, the logic for the use is even more difficult to understand.</p> <p>1.4 In any Belsize Conservation Area mews there are ground floor large window solutions of various dates and styles that all respond the character of history of these buildings. These include simple, robust screens and cladding, but never a recess solution.</p> <p>1.5 The applicant is happy for one window to be flush obscured glass which implies they would be happy with these on all the elevation.</p> <p>1.6 A precedent study locally would reveal many other solutions to these issues which have been tested successfully ever since a residential mews was first converted.</p> <p>1.7 Open ground floor terraces are discouraged by the Police security advice, "Secured by Design" as they allow an intruder to work whilst hidden by the screen as well as allowing anti-social behaviour.</p> <p>1.8 This is an opportunity to redesign the existing ground floor windows to a strong and sympathetic ground floor solution and we urge the architects to explore this possibility which is more practical.</p> <p>1.9 This proposal gives the two flats back door access to which is unusual in flats of this size. This will compromise access arrangements for the garage opposite and creates unnecessary security issues for existing residents.</p> <p>1.10 Ground floor inset balconies are not a common typology generally as they compromise security and privacy and encourage anti social behaviour. We have been unable to find any of this design in any mews in this conservation area</p> <p>1.11 The reports emphasis that the flats are above normal size so there is space for a wall hanging bike storage within the flat itself.</p> <p>THERE IS NO NEED FOR EXTERNAL BIKE STORAGE AND A BACK DOOR IN THIS SIZE OF DEVELOPMENT. THE DESIGN IS TACKLING A NON-EXISTENT ISSUE IN A WAY THAT IS NOT SYMPATHETIC TO THE APPEARANCE A CHARACTER OF A MEWS IN THE HEART IF THE CONSERVATION AREA</p> <p>2. NOT SUPPORTING BUSINESS USE.</p> <p>2.1 The Garage has been used as a business historically. This always involves the movement of vehicles waiting to be repaired and to be collected .</p> <p>2.1 The Council employment report of 2021 says it "seeks to protect employment premises that meet the needs of businesses". These unusual ground floor balconies with back door features will hinder the everyday working of the garage .</p> |

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| THE PROPOSAL THREATENS A WELL-USED LOCAL BUSINESS IN ITS HISTORICAL USE OF A WORKING MEWS. |                                  |                     |          |  |
| 2023/5139/P  | Ian Dench and<br>Virginia Garcia | 26/01/2024 08:27:56 | OBJ      | <p>We strongly object to the proposed metal screens and terraces as they do not preserve and enhance the character of the mews in this conservation area. We live at the end of the mews and have to pass this elevation in order to access our property. We feel that there will be a design that is more sympathetic to the character of a mews.</p> <p>The properties do not presently have gates to the mews. Cars are often parked next to that elevation and any ground floor terraces with back door features will hinder the everyday working of the garage which is an important part of the community of the mews.</p> |