

Consultees Name: Received: Comment: Response: 2023/5135/P Matteo Sotti 01/02/2024 11:13:19  
OBJ I live on Goldhurst Terrace and my property's land corners the land of 134 Belsize Road. I have analysed the proposed development, and I would like to object to it in relation to the multiple proposed extensions of the rear facade, which overlooks my garden, bedrooms, and kitchen areas. Belsize Road is a road comprised of terraced homes, all aligned in their rear facades, and with very small rear gardens before the boundaries with the gardens of properties on Goldhurst Terrace. As such they are not "extendable" at the rear unless a total loss of their green space and an intrusion towards the properties on Goldhurst Terrace. The proposed development extends the lower ground to less than 1.5 meters from the boundary with almost entire loss of outdoor / green area; but more importantly, the proposed development extends also the raised ground floor by 1.70 meters beyond the aligned walls of the terraced homes, creating a "viewing area" over our gardens and properties from inside 134 Belsize Road raised ground floor, and an associated viewing balcony above the lower ground extension, which balcony as stated is at less than 1.5 meters from the boundary and elevated above our gardens. I think this proposal is incoherent with the history and decor of the rear facades of Belsize Road, and creates an overlooking intrusion over the properties in Goldhurst Terrace, with loss of privacy for all residents of Goldhurst Terrace.

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**From:** Robert Neil [REDACTED]  
**Sent:** 01 February 2024 17:14  
**To:** Planning  
**Subject:** Re: Comments on 2023/5135/P have been received by the council.

[REDACTED]

Thank you

Can we ask you please to add our objection onto your planning site.

Thanks & regards  
Bob Neil

[REDACTED]

>  
> Our property is the third neighbouring property to this proposal. There is no inclusion of screening at all for the overlooking that will occur to us.  
>  
> There is a bedroom less than 18 metres from the new extension windows.  
>  
> The new extension will overlook our garden, bedroom and some living space.  
>  
> We are particularly concerned about the large increase in size of the windows at ground floor level including French doors and access to the flat roof, which cannot be used as a roof garden (as detailed in Camden's previous approval for the extension).  
>  
> The planning drawing does not match the size of the windows indicated on the design and access statement.  
>  
> Our objections are based on Policy A1 of Camden Local Plan 2017  
>  
> Also Camden Planning Guidance Amenity Section 2 January 2021  
>  
>  
> Comments made by Robert Neil of 205 Goldhurst Terrace, London, NW6 3ER  
> [REDACTED] Preferred Method of Contact  
> is email  
>  
> Comment Type is Objection  
> This e-mail may contain information which is confidential, legally privileged and/or copyright protected. This e-mail is intended for the addressee only. If you receive this in error, please contact the sender and delete the material from your computer. See our new Privacy Notice here<<http://www.camden.gov.uk/privacystatement>> which tells you how we store and process the data we hold about you and residents

## RESPONSE

### ISSUE OF PRIVACY

**IMAGE 1: Current View from the window where door would be built**

**View towards north east towards 203 Goudhurst terrace**



**IMAGE 2: Current View from the window where door would be built**

**View towards north west towards 207 Goudhurst terrace**





**IMAGE 3: Current View from the window where door would be built**

**View towards north towards 205 Goudhurst terrace**



**THE TREE (that is planted in the garden of 205 Goldhurst terrace) COMPLETELY BLOCKS ANY VIEW OF 205 GOLDHURST TERRACE (It will be fair for planning officer to make a visit**

and judge for himself – I am happy to show any-day/anytime). Images 1 to 3 were taken in Jan 2024 at a time when fauna is at its minimum.

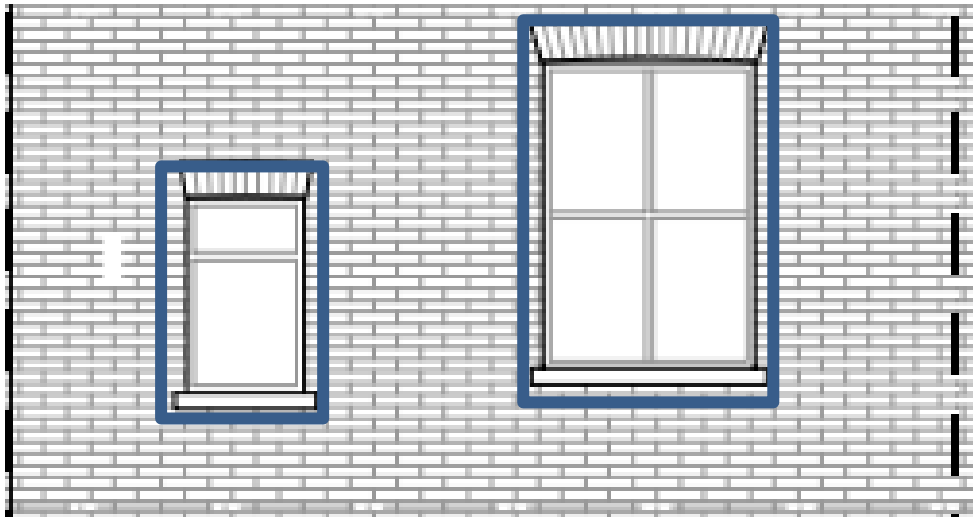
## Some key facts to get the maths right

### DOOR SPECS

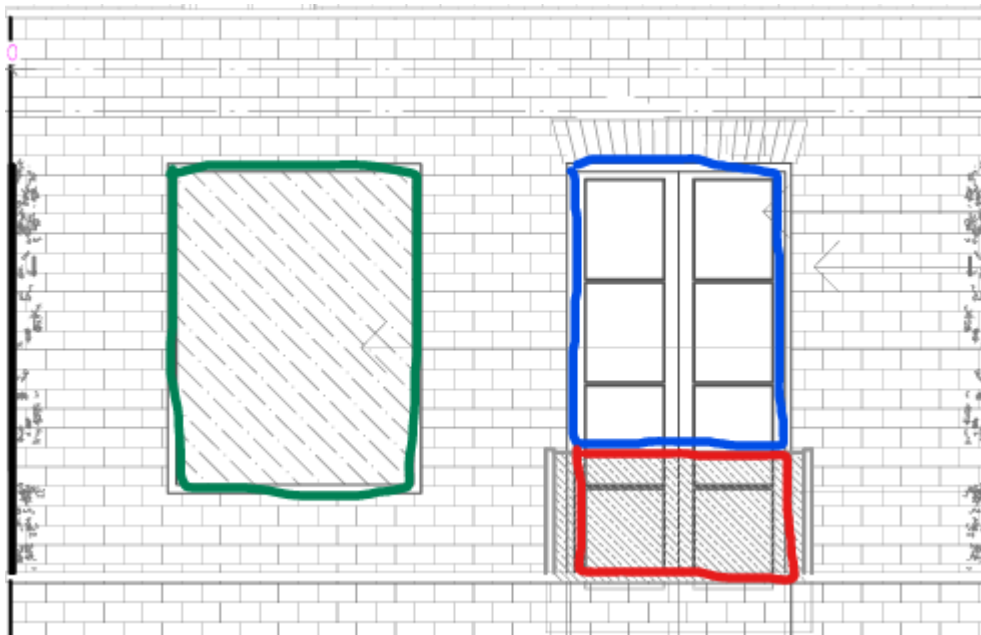
The width of the French door will be in line with the current window. The height of the current door will also be in line with the current window.

**Image 4: Illustration of the transparent see-through area**

**CURRENT CONFIGURATION** (both the windows at the rear ground floor are made of normal transparent see-through glasses providing full visibility to the rear)



**PROPOSED CONFIGURATION** (Window in green will be obscure glazing, so no see – through to help the privacy. The balustrade in red will be obscure glazing as well)



So, if you compare CURRENT CONFIGURATION and PROPOSED CONFIGURATION, Net- Net we are **reducing the see-through window area** (proved from above image 4 using high school math). i.e. we are enhancing privacy and not reducing privacy as wrongly claimed by the commenters on the planning application

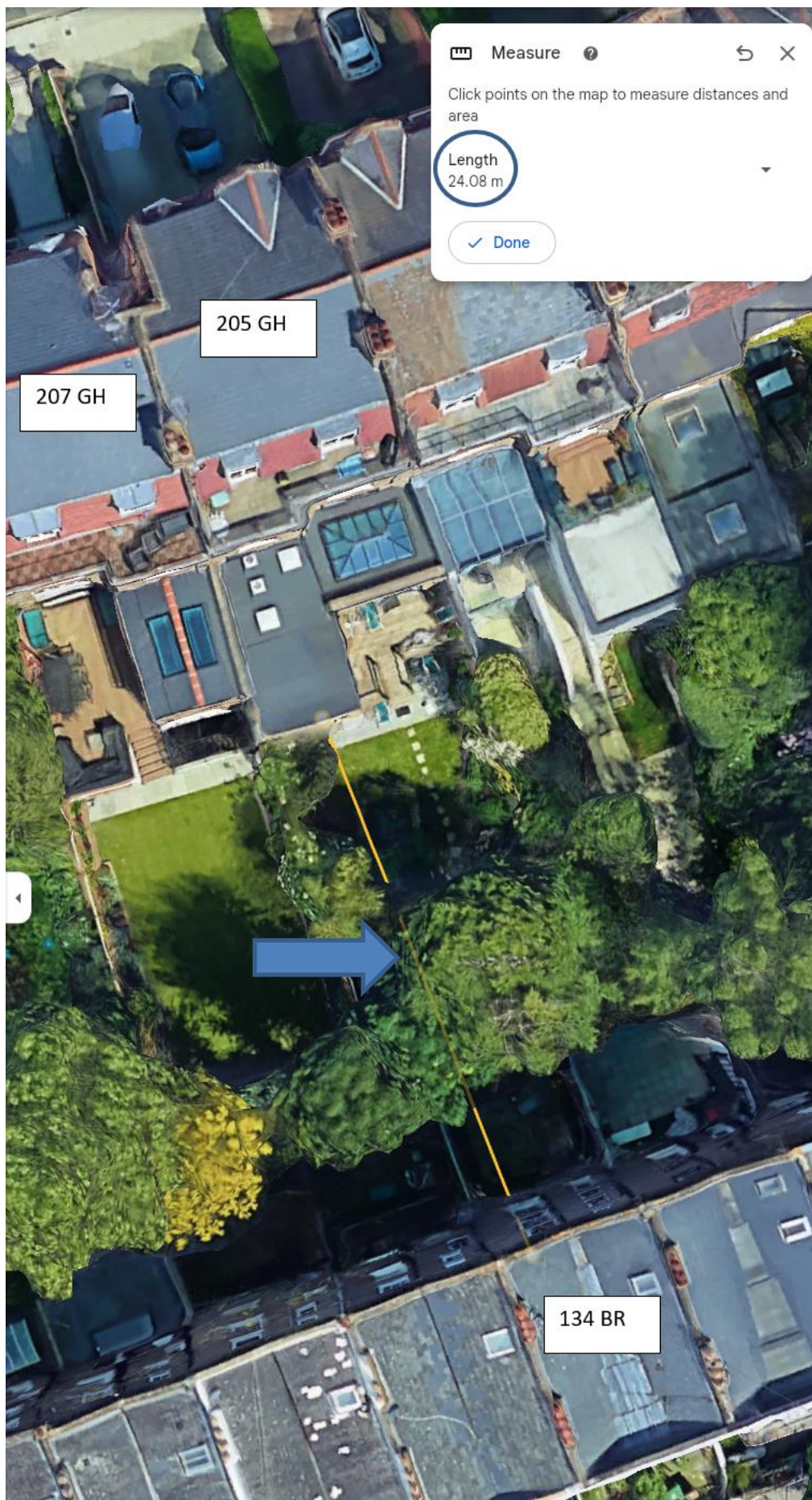
### **DISTANCES of the current 1.7m extension to the nearest bedroom of Goldhurst terrace.**

Measured from the professional laser device, the distance of the nearest bedroom wall of 205 Goudhurst terrace is more than 20m away from where the current proposed upper ground extension ends.

Measured from the professional laser device, the distance of the nearest bedroom wall of 207 Goudhurst terrace is more than 24m away from where the current proposed upper ground extension ends

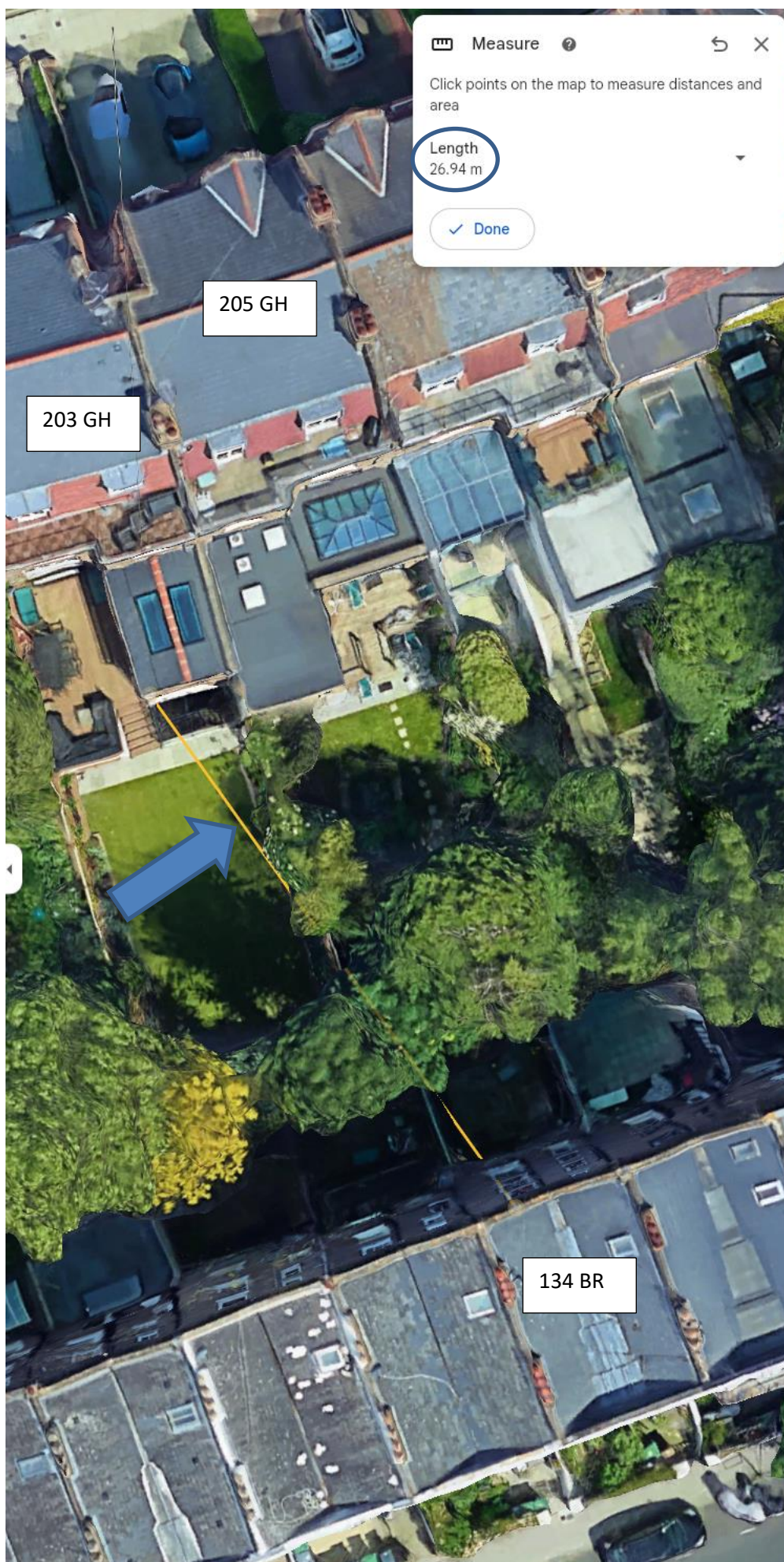
**IMAGE 5: Birds eye view and illustration of current distance with 205 GH nearest bedroom**  
(source: Google)





**IMAGE 6: Birds eye view and illustration of current distance with 207 GH nearest bedroom (source google)**





Given,

- a) The presence of extensive winter fauna (as illustrated in above images 1-2-3-5-6)
- b) The distance of *134 BR upper ground proposed rear extension of 1.7m* from current rear walls of nearest bedroom at 205 Goldhurst terrace will be more than 22m
- c) The distance of *134 BR upper ground proposed rear extension of 1.7m* from current rear walls of nearest bedroom at 203 Goldhurst terrace will be more than 25m
- d) 134 Belsize Road owner is actually reducing the transparent see-through area (as illustrated in image 4)

**How is the privacy compromised? In fact, it's the opposite, the current development enhances the privacy.**

**We are ok to incorporate side/front screens to further address any concerns of the neighbours.**

**We are also ok to build another 1.7m roof garden on top of the upper ground extension to extend green space**

**We are flexible on the length of the extension (current 1.7m is in line with the platform extension of the neighbour as illustrated in the original application).**

## **Addressing the point on the door**

***Image 1: 132 Belsize Road (neighbour- Giuseppe Marchese): Door at the ground floor leading to a wooden platform overlooking neighbour.***







**Image 2: 136 Belsize Road (neighbour): Door at the ground floor leading to a wooden platform (1.7m extension) overlooking my garden**



## **Example of another door at 152A [3 bedroom Flat for sale in Belsize Road, South Hampstead NW6 \(Under offer\) | KFH](#)**

As you can see from above images, door at ground floor leading to a wooden platform on ground floor with super easy access and overlooking the neighbour is a common feature at Belsize Road. At least both of my neighbours (132 BR & 136 BR) have it. The wooden platform extends to 1.7m from current rear brick walls.

### **How the current door proposal at 134 Belsize Road is different?**

- 1) The French doors will have a balustrade of 1m which will prevent any easy access to the green roof as opposed to the current situation where doors at ground floor *for both 132 and 136 BR (as a reminder my house is 134 BR – so right in the middle)* lead to a wooden platform of 1.7m extension on the ground floor. There are people standing on the wooden platform that clearly violates all aspects of our privacy as it allows direct overlooking into our garden and rear lower ground extension which has skylights on top as per the approved planning (2023/0655/P)
- 2) As stated earlier one of the purposes of the door apart from encouraging more air and indirect light is for access to green roof for maintenance purpose only. The height of the balustrade will be 1m which won't allow for easy access unlike the current situation where our neighbours have easy regular access to wooden platform as shown in image 1 and 2 above.
- 3) Our neighbours have a wooden platform extending beyond rear brick walls by up to 1.7m at ground floor where they currently stand and overlook neighbours. We have a green roof instead (which was approved in 2023/0655/P) and I can't stand on green roof as it will destroy the green roof (as green roofs are difficult to maintain anyway)
- 4) **Given the issue of privacy, we are flexible to make provisions for screens on both sides on top of the shared garden wall. This is to avoid any privacy issues for everyone concerned. We are flexible on discussing the right screen height which suits everyone. The height of the current wooden platform at our neighbours is around 1.3m above garden walls. Hence a logical screen height of 1m should work.**

*From precedence, at minimum we should be allowed to build the door at the ground floor leading to a wooden platform. Would be absurd if 132, 136 BR & 152A have more right to indirect light and air through their door's & 134 BR is not allowed to build a door with a balustrade incorporating side screens.*