

Tony Young

From: CAAC Comments Form <noreply@camden.gov.uk>
Sent: 04 March 2024 15:33
To: Planning; Dawn Allott; Derek Gomez; Tuhinur Khan
Subject: CAAC Consultation Comments Received

Camden Council

Hi,

Someone submitted an entry for the CAAC Comments form form in the Camden Council site. View all the form's entries by clicking [here](#).

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Here's what **Someone** entered into the form:

Enter Pin

626525

Application ref.

2023/5370/P

Site Address

Development Description

Erection of detached, single storey, 3-bedroom dwelling (C3) following demolition of existing artist's studio (Sui Generis)

Planning officer

Sophie Bowden

Advisory committee

Belsize Park;Belsize Park

Advisory committee

Please send your comments by:

2024-03-24T00:00:00.000

About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Objection

The GIA of the existing studio is stated as 66sqm, giving a footprint of say 72 sqm. The garden has an area of 290 sqm, giving a total site area of 362 sqm. The existing studio therefore takes up about 20% of the site area. The proposed dwelling has a footprint of 162 sqm, which would be about 45% of the site area. This substantial increase in the building footprint and the consequent loss of garden is unacceptable.

The proposed building is lower than the existing studio but is unnecessarily high and will be visible from the gardens and ground floor rooms of the surrounding houses. An internal ceiling height in this location of 3.10 m is excessive, the roofs could be nominally flat.

There is a risk of light pollution from the large areas of glazing.

David Thomas
Chair
BCAAC

Do you want to attach any files?

No

Attach files

To receive a confirmation email, enter your address below:

bcaac@belsizeconservation.org.uk

[Click here to access the form](#)