

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0724/P	Mr. Elly Livingstone	12/05/2024 09:23:28	OBJ	<p>Comments on Planning Application 2024/0724/P Site Address: 31 Belsize Park Gardens, London, NW3 4JH</p> <p>Noted below are material considerations for Camden Planning regarding the application, which will result in (i) a loss of privacy and amenity for number 33 Belsize Park Gardens, and which (ii) proposes changes of purpose and enlargement of windows to a size and scale not in keeping with Belsize Park Gardens, which is at the core of the Belsize Conservation Area.</p> <p>1. Side elevation ground floor level – variation We note that diagram 410-DWG-111-Proposed Side Elevation Planning_P1 replaces the previous submission JTD_0231_P01_302/303 (the latter was included in the planning application 2020/5975/P). We note that the current proposal 410-DWG-111-Proposed Side Elevation Planning_P1 no longer includes the installation of a new floor to ceiling window on the side elevation at the ground floor level, at the back of the building towards the garden end. The window proposed in the previous submission would have been taller than the boundary wall with number 33 Belsize Park Gardens, and would have overlooked number 33 Belsize Park Gardens. From diagram 410-DWG-111-Proposed Side Elevation Planning_P1 we seek clarification that a new window is withdrawn from the current proposal. If it is not withdrawn, we object to the height indicated in the drawings on the basis of loss of privacy and amenity.</p> <p>2. Side elevation ground floor level – replacement of solid door with a double window We refer to document 410-DWG-111-Proposed Side Elevation Planning P_1 The proposal shows replacement of the current entry door on the side elevation with a large double sash window. This is a change of use of the location on the side elevation, from a side door to a large double window. The current door is solid, with a very small glass panel with frosted glass at the top. The proposed double sash window would be a clear infringement of privacy and amenity for number 33 Belsize Park Gardens. From the proposed double window it will be possible to look directly into the lower ground floor level hallway at number 33, and the lower steps leading to this area. This would clearly result in a loss of privacy and amenity for number 33. We object to this change of use. The new window should be smaller, and must use frosted/obscured glass to at least the height of a person, ie. up to 1.8m.</p> <p>3. New windows on side elevation opposite number 33 – point of clarification - use of frosted glass The proposal includes a number of new windows directly opposite rooms in number 33, which would have direct line of sight into bedrooms into number 33. The new windows should use frosted glass up to the height of an individual, ie up to 1.8m.</p> <p>4. Rear elevation ground level – enlarged window We refer to document 410-DWG-110 Proposed Rear Elevation Planning P_1 The proposal shows the enlargement of the windows along the back wall and in the bay at the garden level. The proposed enlargement is both in terms of width and height, as drawn these windows would be extraordinarily large. As drawn, the proposed windows would clearly overlook number 33, and its proposed height would be clearly visible above the boundary wall and fencing with number 33. As drawn, the windows would be much larger (height and width) than adjacent buildings at number 29, 33 and 35.</p>

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We object to the scale of this enlargement on the basis of loss of privacy and amenity. The proposal should reduce the size of the proposed windows to a size in keeping with the local area, such that they do not overlook number 33 Belsize Park Gardens and are in-keeping with the aesthetic of the Conservation Area.

5. Rear elevation – new ironwork balcony at raised ground floor level - clarification

The proposal outlines a new balcony to be added to the rear of the building at the raised ground floor level. The diagrams in the proposal show a rectangular shaped balcony across the width of the building, but the accompanying design submission refers to the style used at number 33, including photos. ie. a curved shape which follows around the shape of the bay window.

The style of the Belsize Conservation Area is to use a curved balcony around the bay, not rectangular, this curved shape is a feature of the Area. Clarification is sought that a curved balcony will be installed in this location around the bay window.

6. Tiling at entry level from street

We await confirmation that the tiling at the street entrance of number 31 will be returned back to the original black and white chequered tiling used throughout the Belsize Conservation Area.

7. Condition

When viewed from the front, there is cracking evident in the plasterwork at the front of the building, at the first floor level above the main doorway and the windows at the first floor level. We draw Camden Planning attention to this and request Camden recheck any engineering and structural element of the works, and reassess any risk of movement or flooding in the basement.

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