

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1219/P	Stephen Cole	24/05/2024 15:40:33	NOBJ	24 May 2024

Dear Ms. Baptist,

We are writing on behalf of the Board of Governors of St Christopher's School to express our strong support for the planning application submitted by Mr Charlie Green (2024/1219/P) concerning the proposed first-floor extension and associated works at 34 Belsize Lane, NW3.

The property in question is adjacent to our school's playground. While the boundary wall to the south of the school is not a party wall, it functions as a retaining wall due to a level difference between the properties.

We have thoroughly reviewed the plans provided by Mr Charlie Green and have discussed the project in detail with him. The proposed extension features a solid wall that faces away from the school, ensuring our privacy remains intact.

We understand that the extension will result in a slight increase in the height of the house. However, we are pleased to note that the existing roof, which is highly visible from our school, will be transformed into a green roof with solar panels. This will significantly improve the view from our school, aligning with our commitment to environmental sustainability.

The current state of the boundary wall is a matter of concern. It is in poor condition and unsightly from our perspective. The proposed new wall will provide a much-improved visual appearance, greatly enhancing the overall aesthetic of our school environment. Moreover, the wall in question is crucial as a retaining structure for the soil and land on which our playground is situated. Its current deteriorated state has caused noticeable movement, with our playground fence leaning towards the house. This poses a potential risk of further land movement and possible damage. Rebuilding the wall will ensure the land is securely retained, safeguarding our playground and preventing further issues. Given the potential risks associated with the current condition of the wall, we believe it is imperative that the works are carried out promptly. Swift completion of this project will address any immediate concerns and prevent further deterioration.

We are also delighted to support the refurbishment of this architecturally significant building designed by Mrs Georgie Wolton. It is crucial that we preserve such landmarks before they deteriorate further and are lost forever. This renovation not only enhances the property, allowing it to function better for a family's modern needs, but also preserves an important piece of architectural history.

In conclusion, we fully support this application as it offers clear benefits to our school, both in terms of improved visual appeal and enhanced property safety.

Yours sincerely,

S O Cole

On behalf of St Christopher's School Trust