
From: CAAC Comments Form [REDACTED]
Sent: 29 August 2024 09:28
To: Planning; [REDACTED]
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

[REDACTED]

Application ref.

2024/2988/P

Site Address

27 Elizabeth Mews London NW3 4UH

Development Description

Excavation for a new basement extension, erection of a new dormer roof extension including external alterations for new office space at basement and ground floor levels and the change of use of the first floor from office accommodation to 1 x self-contained flat at first and second floor level.

Planning officer

Obote Hope

Advisory committee

Belsize Park

Advisory committee

Please send your comments by:

2024-09-15T00:00:00.000

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

We welcome the additional apartment.

However clause 5.10 of the applicant's Planning and Heritage Statement says that "The mansard roof extension is designed to conform with the consented mansard extension at the adjacent property no.26 and also the recent consent at No.25." But these consents were based on an incomplete submission. In our comments on application 2022/4836/P for no.25 we stated that "The applicants indicate that a light angle from the rear of the England's Lane houses would not be broken by this additional floor, but they do not indicate a light angle from 15 and 16 Elizabeth Mews opposite. An existing and proposed section showing both sides of the Mews is required to properly assess the impact so that we can comment." Our request was ignored and the application was approved.

The same situation exists in relation to this application. An existing and proposed section is essential to assess the impact on the buildings on both sides of the Mews.

The examples of the existing and approved roof extensions at nos.1-9 Elizabeth Mews

shown in Appendix 2 are not relevant since that part of the mews is wider and the houses are less affected by the light angles.

The dimensions of the air source heat pump and enclosure proposed on the roof should be added to the plan and elevation drawings and a section submitted so that the visual impact on the building and Conservation Area can be assessed with the application.

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

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