

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/3236/P	MARGARET ERSTAD	06/09/2024 12:08:07	COMMNT	<p>Objections based on Camden Planning Design Guidance CPG1 SUBMITTED BYL MARGARET ERSTAD, 46 LAMBOLLE ROAD, FLAT 2, NW34HR</p> <p>PROPOSAL: Planning proposal for garden building and decking at 75A Belsize Park Gardens for 'recreation room, including a WC with occasional overnight use.'</p> <p>SUMMARY: The planning application relates to a summer house and decking/gazebo for the above property near the boundary wall between rear of 75 Belsize Park Gardens and rear of 46 Lambolle Road, NW3.</p> <p>According to the Camden Planning Guidance document as per the link below: https://www.camden.gov.uk/documents/20142/2247044/CPG1+Design+2015.pdf/bf613fba-975e-ff10-d2e6-2ec3b25d2aec</p> <p>The outbuilding height should be no more than:</p> <p>Maximum height of 2.5 metres in the case of a building, enclosure or container within two metres of a boundary of the curtilage of the dwellinghouse.</p> <p>OBJECTION: IT IS IMPORTANT THAT THE HEIGHT DOES NOT EXTEND MUCH BEYOND THE EXISTING BOUNDARY WALL AS IT WOULD THEN OVERSHADOW THE GARDENS AT 44 AND 46 LAMBOLLE ROAD. THE PLANNING PROPOSAL HAS A HEIGHT OF 2.6 METRES. THE BOUNDARY WALL IS LOWER THAN 2.6 METRES.</p> <p>4.20 Conservatories should not overlook or cause light pollution to neighbouring properties, including to those in flats above. In order to minimise overlooking, opaque lightweight materials such as obscured glass may be necessary on façades abutting neighbouring properties. Also, in order to minimise light pollution, solid lightweight materials, one- way glass or obscured glass may be required.</p> <p>OBJECTION: ONCE AGAIN, THE CLOSE PROXIMITY TO THE BOUNDARY WALLS WOULD IMPACT 44 AND 46 LAMBOLLE ROAD.</p> <p>4.23 Large garden buildings may also affect the amenity value of neighbours' gardens, and if used for purposes other than storage or gardening, may intensify the use of garden spaces.</p> <p>OBJECTION: THE PROPOSED OUTBUILDING WOULD BE LOCATED SO NEAR THE BOUNDARY WALL AND FLATS WITHIN 44 AND 46 LAMBOLLE ROAD THAT IT WOULD AFFECT THE AMENITY VALUE OF OUR NEIGHBOURING GARDENS WITH NOISE AND ANY OVERNIGHT USE INTENSIFYING THE USE OF GARDEN SPACES.</p> <p>IT WOULD ALSO SET A PRECEDENT FOR DEVELOPMENT OF OTHER BELSIZE PARK GARDENS USING PERMANENT STRUCTURES SUCH AS A SUMMER HOUSE AND AN ALUMINIUM GAZEBO. A GARDEN HAS A DEFINED PURPOSE FOR RECREATIONAL USE AND SHOULD NOT BE OVERDEVELOPED USING PERMANENT STRUCTURES AND RESIDENTIAL BUILDINGS ESPECIALLY WHEN THESE CAN NEGATIVELY IMPACT THE TRANQUIL USE OF NEIGHBOURING GARDENS AND THE CONSERVATION NATURE OF BELSIZE PARK.</p>

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4,24 Development in rear gardens should:
ensure the siting, location, scale and design of the proposed development has a minimal visual impact on, and is visually subordinate to, the host garden.

OBJECTION: AN INCREASE IN THE HEIGHT AND LENGTH OF THE GARDEN BUILDING WOULD DOMINATE THE EXISTING HOST GARDEN AND HAVE A VISUAL IMPACT ON THE VIEW OF THE HOST GARDEN FROM 44 AND 46 LAMBOLLE ROAD.

4.24 The Development should use soft landscaping to reduce the impact of the proposed development.

OBJECTION; THIS IS NOT DETAILED IN THE APPLICATION EXCEPT FOR THE GRASS ROOF FOR THE BUILDING. THERE ARE CONCERNS ABOUT THE LOCATION OF THE GRASS ROOF UNDER A LARGE TREE AND THE ABILITY TO MAINTAIN THE ROOF.

4.24 The Development should use materials which complement the host property and the overall character of the surrounding area. The construction method should minimise any impact on trees (also see Landscape design and trees chapter in this CPG), or adjacent structures.

OBJECTION: WHILE THE PROPOSED GRASS ROOF DOES THIS. THERE IS NO DETAIL ON OTHER BUILDING MATERIALS EXCEPT FOR THE ALUMINIUM GAZEBO.

4,24 Address any impacts of extensions and alterations upon water run-off and groundwater flows, both independently or cumulatively with other extensions, and demonstrate that the impact of the new development on water run-off and groundwater flows will be negated by the measures proposed. Reference should be made to CPG3 Sustainability (Flooding chapter).

OBJECTION: THE PRESENCE OF A WC AND OVERNIGHT USE OF THE BUILDING WOULD REQUIRE WATER AND SEWAGE REMOVAL THUS OBJECTION IS MADE AGAINST OVERNIGHT USE. IT WOULD ALSO HAVE LIGHT POLLUTION IMPACT ON 44, 46 LAMBOLLE ROAD.

NOISE:

OBJECTION: THE LOCATION OF THE GAZEBO, DECKING AND BUILDING SO NEAR TO THE BOUNDARY WALL WILL INCREASE THE NOISE FROM THIS AREA, ESPECIALLY DURING SUMMER EVENINGS WHEN GARDENS IN USE.
