

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4682/P	Elly Livingstone	24/11/2024 17:40:49	COMMNT	

Comments on Planning Application 2024/4682/P
Site Address: 31 Belsize Park Gardens, London, NW3 4JH

Side elevation lower ground floor level – variation - diagram 410-DWG-111-Proposed Side Elevation
Planning_P2

1.) The application proposes a double height sash window to replace a timber doorway, situated approximately mid-way on the side elevation at lower ground floor level. The previous doorway was made of solid timber, with only a small section of opaque glass (circa 0.5m x 0.25m) to allow for some light. The position of this window is directly opposite the door and hallway of number 33, and the window height allows a direct view above the wall dividing the properties. It is possible to look directly from number 31 into the hallway and stairwell of number 33, an area used by family and children moving between bedrooms and bathrooms.

Camden Planning is requested to make this change of use conditional on the installation of opaque glass to protect the privacy and amenity of residents at both 33 and 31 Belsize Park Gardens. This condition is essential to protect privacy and amenity for residents at both properties.

2.) The application proposes a new timber doorway on the side elevation, in the location of an existing smaller sash window. This doorway is directly opposite a bedroom at number 33, and the height of the doorway allows a direct view from number 31 into the bedroom at number 33, above the level of the dividing wall.

Camden Planning is requested to make this change of use conditional on the use a solid timber door. Any window within the new door should be of opaque glass to protect the privacy and amenity of residents at both 33 and 31 Belsize Park Gardens.

Rear elevation lower ground floor level – variation - diagram 410-DWG-110-Proposed Rear Elevation
Planning_P2

3.) Rear elevation ground level – enlarged metal framed window (green)
The application refers to the previous framed Crittall windows at the rear elevation. The previous windows were materially smaller than the newly installed windows. The previously installed windows had internal framing within the main window structure, in keeping with the appearance and character of equivalent windows in the Belsize Conservation Area. As a consequence of the enlarged size of the new window and the absence of internal framing, it is possible to look directly from the garden at 33 Belsize Park Gardens directly into this window at number 31, and vice versa.

Camden planning is requested to make this change conditional on the installation within the newly enlarged window of internal framing/beading, as otherwise the new window is not in keeping with the character of the Belsize Conservation Area and compromises privacy and amenity for both 31 and 33 Belsize Park Gardens.

4.) Rear elevation – new ironwork balcony at raised ground floor level
The planning application includes a proposal for a new iron 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 full width of the building, but the originally approved design submission refers to the style used at number 33,

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including photos. ie. the photos show a curved shape which follows around the shape of the bay window, and a narrow balcony running along the rest of the rear elevation. The use of a curved shape around the rear bay window is in keeping with the appearance and aesthetic of the Belsize Conservation Area. The use of a straight rectangular design across the full width of the building is not in keeping with the style and character of the Conservation Area.

Camden Planning is requested to make this element of the application conditional on the use of a curved balcony around the rear bay window, in keeping with the style and character of the Belsize Conservation Area, and indeed in keeping with the photos of the balcony at 33 Belsize Park Gardens provided with the diagrams in the original planning application 2020/5975/P.
