

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/5454/P	C Balogh	09/01/2025 12:23:05	OBJ	<p>1. The Design and Access Statement suggests that "Many neighbouring properties in the conservation area have similar railings". This generalised, vague claim is unsupported by any evidence of numbers, without considering individual circumstances and without relevant planning histories. In fact, there are no railings above the pillared porches of most houses in this part of the conservation area.</p> <p>2. The D&A statement does not address the proposed development's impact on amenity. Number 7 Belsize Avenue is one of a small terrace of four mid-19th century, stucco-fronted houses with pillared porches above their front entrances. However, while these are typical features of this part of the conservation area the terrace is itself highly unusual. Almost all the houses in Belsize Avenue and its extension Belsize Park are not terraced but semi-detached.</p> <p>3. Whereas entrances to the semi-detached houses are on the side opposite to the central party wall dividing them so that the porches and the flat roofs over them adjoin the windows only of the first floor rooms of the dwelling of which they themselves are part. By contrast the porches' roofs of the terraced dwellings at numbers 5-11 Belsize Avenue adjoin the windows of their next-door neighbour's first floor rooms. The houses being divided into flats, these are the main or principal living rooms of the first floor flats. The porch roofs of the first floor flats next door are only feet away from these living rooms' windows.</p> <p>4. The result is that, quite apart from the effect of the addition of railings surrounding the terraces' porch roofs on the terrace's external appearance, their use as roof terraces is bound to impact neighbours' privacy and amenity severely with the occupiers of one flat able to look into their neighbours' living rooms and also to overhear private conversation (unless windows are kept shut).</p>
