

From: CASTLEGATE ASBC

Sent: 10 March 2025 16:56

To: Planning

Subject: Fwd: Comments on 2025/0384/P have been received by the council.

To whom it may concern,

Re: 2025/0384/P (OBJECTION)

In response to the daylight plan submitted with the above application. The findings therein seem inconsistent with the lived reality.

You will note from the attached images that the ground floor of our property is significantly glazed. In keeping with the methodology of sustainable architecture this along with other measures is in order to facilitate the passive heating of our home through the retained heat in the ground floor slab. The operational efficacy of the slab is particularly crucial during the months of January, February, and March when the angle of the sun is at 28o, 34o and 42o respectively as the shorter daylight hours and lower solar angles mean the floor is required to work that much harder. It is our contention that the proposed development (should it go ahead as proposed) will drastically and irrecoverably diminish the winter/spring performance of our passive heating system, to the detriment of the normal enjoyment of our property and thus we would ask that any proposed roof level development (at the application property) should be set back significantly from the lines currently proposed.

We note that the supporting documents refer inter alia to two and three storey buildings within the local, and more specifically to other roof level developments within the mews itself. Where such developments do exist, they are for the most part far more modest than that which is currently being proposed. However, what is conspicuous by its absence is the fact that those roof level developments to which the applicant refers, exist only the opposite side of the mews to that of the application property. This is possibly in part due to the fact that the rear walls of the large majority of properties on the northern side of the mews include a parapet wall of which extends around 1.5 metres above eaves level which runs along the abutment between the properties on the northern side of Belsize Park Mews with the properties in

Burdette Mews and Belsize Crescent. This parapet effectively screens such developments from the adjacent and nearby properties (see attached images and computer model enclosed with the application documents).

Should the development as proposed be approved, it would be detrimentally singular in its architectural impact on the southern side of the mews and result in an unwelcome departure from the vernacular of the street scape.

For and on behalf of Mr & Mrs Feldman 2 Belsize Park Mews

Comments made by FELDMAN of 2, BELSIIZE PARK MEWS, LONDON, NW3 5BL
Preferred Method of Contact is Email

Comment Type is Objection

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Crescent Fruiterers London

Physio Ed Medical - Belsize Park

Jo Hamilton Interiors

Belsize Organic

Belsize Park Mews

Belsize Park Mews

Cinder - Belsize Park

The Village Panda Chinese Takeaway 68A

Pivoine

Tetas Lebanese

Craig Solicitors

Belsize Park Mews

Baynes Mews

Adlex

Belsize Studio

Penrose Care

Daleham Mews

Daleham Mews

Belsize Ln

Belsize Ln

Ln



BURDETTE MEWS ROOF

PARAPET

ROOF/EAVES LEVEL BELSIZE PARK MEWS



BURDETTE MEWS ROOF

PARAPET

ROOF/EAVES LEVEL BELSIZE PARK MEWS



UN-EXTENDED REAR PITCH ROOF
TO No.2 BELSIZE PARK MEWS

ROOF TO BURDETTE MEWS

PARAPET

FLAT ROOFS TO TERRACES PROPERTIES
TO THE SOUTH SIDE OF BELSIZE PARK MEWS

HERE THE ROOF OF LEVEL OF BURDETTE MEWS CAN BE SEEN ALONG WITH THE EXTENT TO WHICH THE ROOF DEVELOPMENTS TO PROPERTIES ON THE NORTHERN SIDE OF BELSIZE PARK MEWS ARE SCREENED BY THE EXISTING PARAPET EXTENSION TO THE REAR PARTY WALL. ALSO NOTED IS THE CURRENT ABSENCE OF ANY ROOF LEVEL DEVELOPMENTS TO THE TERRACE OF PROPERTIES TO THE SOUTHERN SIDE OF BELSIZE PARK MEWS