

Dear Sophie Fieldsend,

I am writing on behalf of the Belsize Society.

Though the application was registered on 20.2.25, the portal states comments can be lodged only until 17.2.25 which seems odd.

Whilst this is seeking a certificate of lawfulness under GPDO and not a full planning application, we do have concerns over the design and also potential effects on neighbours. Possibly there will be a full planning application later?

This is a very large structure taking the whole width of the garden and with associated hard standing accounting for 40% of the garden. This creates an intrusion into the green garden views from neighbours and loss of habitat. Notwithstanding GPDO rights, we do consider this excessive.

There will be a potential noise nuisance with a square box made of hard and scanty materials and wide open doors. A 'den' implies possible TV / music and light at night causing sound and light pollution and effects on nocturnal wildlife as well as parties and so on.

There are insufficient details on the construction itself but we do not consider fire cement cladding ('cedral') suitable nor environmentally friendly in this conservation area. It certainly does not enhance or preserve the area. Other such developments try to mitigate habitat loss with green roofs and offer wooden cladding to better fit the local surroundings.

We note that plumbing will be required - this is a permanent outbuilding which could be lived in and would require restrictive conditions.

We wonder why an additional covered terraced area is required over and above this large structure - we consider this excessive.

Thank you.

Yours sincerely,

Alan Selwyn, for the Belsize Society