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**From:** janelleplummer [REDACTED]  
**Sent:** 21 March 2025 16:00  
**To:** Planning  
**Subject:** Objection to Application no. 2025/0456/P

[REDACTED]

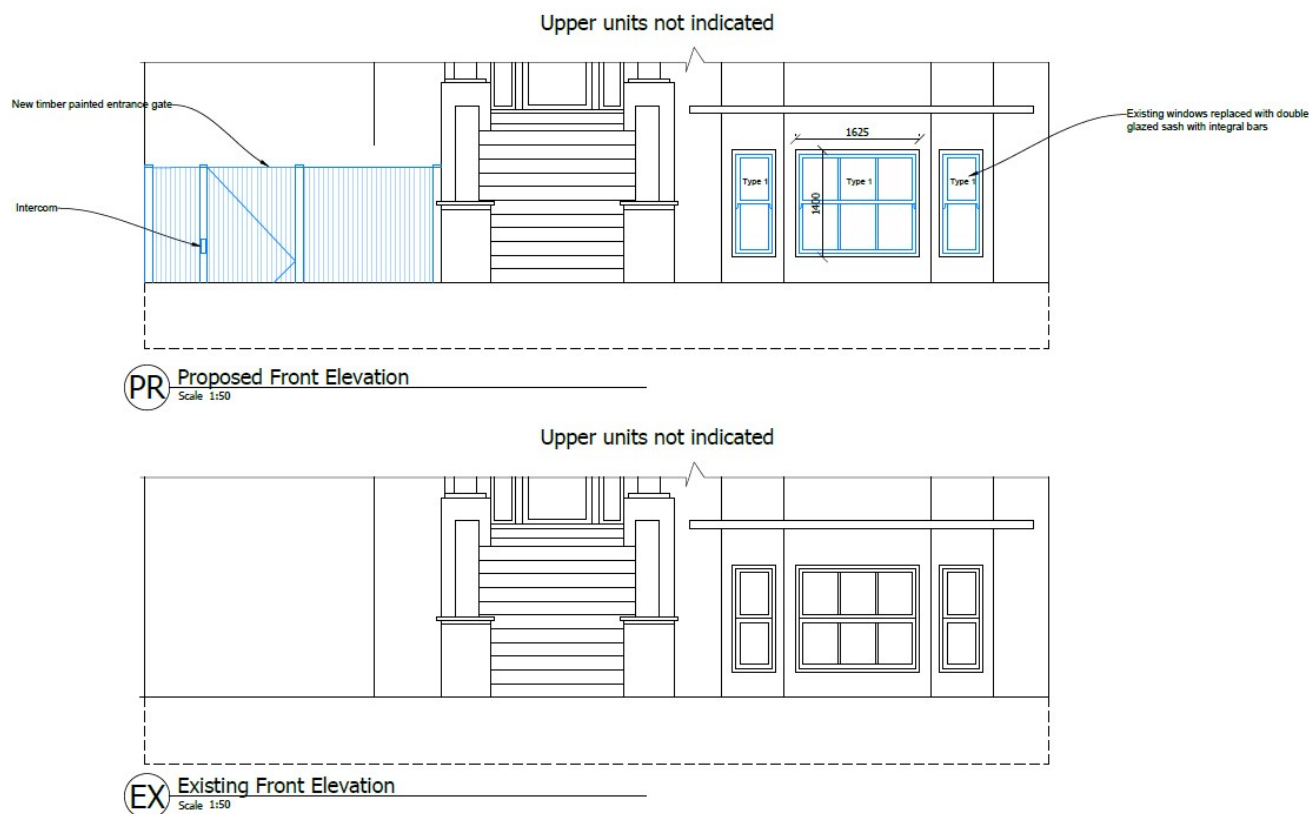
Camden Planning Dept  
planning@camden.gov.uk

Dear Sir/Madam,

I am writing to object to the proposed alterations and additions to the Lower Ground Floor flat at 65 Belsize Park, Belsize Park, NW3 4EH. Application no. 2025/0456/P.

As shared freeholders and long-term residents of Belsize Park, we would like to flag our concern with the way this planning application has been submitted and managed, and we have an objection as set out below.

**Our primary objection is to the proposal to erect a side fence at the front of the building** (shifting the existing side fence, currently located towards the rear of the building, to the front of the building – see proposed fence in blue on proposed front elevation). This will detract from the original design and the character of the original main front steps and portico. As this is located in a conservation area, attention should be paid to ensure that the front Belsize Park buildings are kept as built in the late 1800s and not inundated with new elements that are out of character with the property. It will have a significant impact on the building when viewed from the street, and should be refused.



### Unsatisfactory and incomplete drawing set.

There is still, despite the correction of the declaration of ownership, a number of mistakes on the planning application. The drawing package is minimal at best—it does not put the Lower Ground Floor in the context of the rest of the building, the bin area, or the street. There are insufficient details to make a decision on the other aspects of the application. For example,

- the description refers to: “replacement of side and rear windows”, actually includes the front bay windows on Belsize Park
- the description refers to: “erection of a side entrance gate” while is actually the erection of a full width fence that is located near the front steps to the street
- the existing floor plan does not show the location of the existing timber fence
- the proposed floor plan does not show how the new fence relates to the front balustrade, the bin area or the access from the street
- the side elevation does not show the main corner of the house (where the building steps out), and is thus misleading as to the position of the fence. It is in fact forward of the main corner.
- the elevations are not consistent – the position of the gate varies
- the elevation ‘slice’ at basement level does little to explain any change in relation to the building as a whole.
- the drawings do not show the height of the fence for which planning permission is requested.

### Lack of proper disclosure period to interested stakeholders and to the public for consultation

The drawings have been offline in an invalid status for weeks due to the false declaration of ownership. As shared freeholders we were not informed until 4 March 2025 that the planning application had been submitted, and the drawings were not available on the portal until 20 March 2025. The planning application form itself is still not available. And the application now shows 3 days (instead of 3 weeks) for comment until 23 March 2025.

## Details Page for Planning Application - 2025/0456/P

**Site Address** Garden Flat 65 Belsize Park London Camden  
NW3 4EH

### Documents for this application

[View drawings, comments and other documents for this application](#)

### Application Progress Summary

The statutory requirement for consultation on planning applications is a minimum of 21 days. The online comments form is linked to the statutory time period and will close after this time.

If the online comments form has closed, you can still comment via email to [planning@camden.gov.uk](mailto:planning@camden.gov.uk)

We will take account of all representations received right up until an application is determined.

Please note that if the **Comments Until** date shown is before the **Application Registered** date this is because either:

- we are not required to consult on the application (you can check this in our [Statement of Community Involvement](#)); or
- the formal consultation period has not yet started by the application being advertised in the local newspaper or site notice(s) being put up at the application site.

**Application Registered** 20-03-2025

**Comments Until** 23-03-2025 [Add Comments Here](#)

Sincerely,  
Janelle Plummer

Owner  
Ground Floor Flat  
65 Belsize Park  
London  
NW3 4 EH

[REDACTED]  
[REDACTED]  
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