

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/0456/P	Mr & Mrs Drennan	64 Belsize Park London NW3 4EH	23/03/2025 11:59:18	OBJ	<p>The application as published is incomplete, the application form is missing, which will contain information not shown on the drawings material to decision we may wish to comment or object to.</p> <p>The period for comments should run for 21 days from validation, registration and publication of the application in full - including the application form. The eight week statutory period for determination will also run from this date.</p> <p>The application drawings show that contrary to the Description the window on the front elevation is also to be replaced. This is detailed on DET001 as a double glazed window with planted glazing bars over single units, contrary to LBC policy in a conservation area. It is important that the replacement window is an exact match to the adjoining house no 64 to maintain the architectural unity and symmetry of the two properties together.</p> <p>Existing burglar bars on the front elevation are not shown on either the existing or proposed elevations, it is not clear whether these are to be removed or retained.</p> <p>The proposed close boarded fence brought forward in line with the front elevation and full width to the boundary will be visually inappropriate and intrusive in size, material & design, and should not be permitted. If the fence is to be allowed it should be at a reduced height and set back substantially from the front elevation, behind the step out in the side elevation.</p>

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2025/0456/P	Janelle Plummer	65 Belsize Park Belsize Park NW3 4EH	21/03/2025 15:59:45	OBJ	<p>Dear Sir/Madam,</p> <p>I am writing to object to the proposed changes to the Lower Ground Floor flat at 65 Belsize Park, Belsize Park, NW3 4EH. Application no. 2025/0456/P.</p> <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.</p> <p>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.</p> <p>Unsatisfactory and incomplete drawing set.</p> <p>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,</p> <ul style="list-style-type: none"> - 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. <p>Lack of proper disclosure period to interested stakeholders and to the public for consultation</p> <p>The drawings have been offline in an invalid status for weeks due to the false declaration of ownership. The Freeholders 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.</p>