

# **BELSIZE RESIDENTS ASSOCIATION**

## **COMMENT ON PLANNING APPLICATION IN BELSIZE PARK**

REF: 2014/1096/P weekly list

DATE: 20<sup>th</sup> March 2014

AT 35 Buckland Crescent London NW3 5DJ

FOR: Conversion of existing raised and lower ground floor maisonette and excavation of a new basement to create a two bedroom flat at raised ground level and three bedroom maisonette at ground floor and basement levels. Works to include the demolition of the existing rear ground floor extension and the creation of a new rear extension at ground floor level

P.O. David Peres Da Costa

We have tried to lodge this comment on the website but all week it has not been possible as it says the system is closed for maintenance since 15<sup>th</sup> March

On this application we object to basement development of existing buildings which are substantially larger than the building footprint. This application is. This is partly due to the excessive depth of the rear extension which only exacerbates the basement development. It appears from the plans that the existing rear extension is approx. 2.5 – 3m deep and this appears to be doubled. It is our understanding that a suitable rear extension depth is around 3 to 3.5 metres, and this appears to be 5 or 6 metres. It therefore no longer appears to be subordinate to the host building. There is also significant effect on the amenity of the lateral neighbours to this development – and this has been avoided in the drawings and the photographs submitted.

We therefore believe that at odds with the guidance in CPG1, CS14 (promoting high quality spaces) and CS24 (securing high quality design). We would also suggest that the extension depth contravenes DP26 (managing the impact on occupiers and neighbours) and that the impact of the layout of the proposed basement on the original building needs to be questioned given the guidance of DP27 (basements and light wells)

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