

Mr. David Peres Da Costa  
Urban Planner  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 8ND

Dear Mr. Peres Da Costa

**Date:** 12 February 2014

**Reference:** 2013/8275/P – Land adjoining 148 Fellows Road

I write with the following objections to the scheme described in this planning application, which I urge you to note is already under construction without permission.

To begin, the description of proposed development is inaccurate and confusing, and appears – to its discredit-- to obfuscate the potential impact of the proposed development. The proposed development is described as “a single storey rear extension and an alteration to front elevation” when, what is actually proposed, is a physical extension both at the declared rear, yet also sideward to the west. It is an additional block of new development 9.5 meters wide bringing it to a 10.5 meters distance from the rear of the 1880s houses on Winchester Road. These proposals are unacceptably injurious, and would emplace an overall house width of approximately 14.9 meters. This would represent a very significant breach in the established pattern of historic development in the Belsize Conservation Area, made up of a locally regular pattern of terraced houses –in Fellows Road, and elsewhere-- of around 6 meters in width.

A self-serving “justification” for the proposed development is given that merely addresses the private needs of the developer, while threatening – and certainly not enhancing -- the amenity and character of the Conservation Area. The developer claims a need to place a dining room in a specific more convenient position, and make other internal rearrangements that “require” the larger building envelope sought, significantly extending still further the already generous habitation permitted to accommodate these latest proposed changes. But the developer has already secured permission for a very large house of approximately 350 square meters. That is an exceptionally extensive house in the context of the Conservation Area. This building would occupy virtually the full extent of the area of its site. The permitted design for the house already includes a swimming pool, gymnasium, a private cinema and other luxurious amenities in addition to the many bedrooms, en-suite bathrooms and other generous appointments of a large luxury private house.

If it is “necessary” to re-plan aspects of the house, this can surely be achieved privately within the already permitted very generous total building envelope, and not at the public cost. At stake here is the loss of privacy and other amenities which concern surrounding neighbours, as well as the local area. This proposal threatens to public amenity which would diminish the character of the Conservation Area. The Design and Access Statement for the proposals asserts no positive contribution to, nor enhancement of, the Conservation Area. To the contrary, the proposals would injure the setting and diminish the character, amenity and enjoyment of the Belsize Conservation Area as set out below:

Loss of amenity and privacy to adjoining residents would result from;

1./ Construction of a new 14.9 meter wide\* house in this safeguarded local context of Victorian terraced houses of characteristic 6 meter width. \* (above ground).

2./ Closing the gap between original Conservation Area houses from 25 meters to just 10 meters.

3./ Situating an occupiable rear pavilion with bedroom, private cinema, swimming pool and other leisure uses in the middle of the Conservation Area's gardens, when no other immediately local example exists, posing a risk of noise nuisance and light pollution to neighbours from an uncharacteristic mid-garden position.

4./ Situating a 9.5 meter wide extension to house a "dining room wing" with a glazed north facing rear elevation in total 14.9 meters width in a similar mid-garden position. This would throw from its interior in darkness an uncharacteristically wide band of light from this location. In addition to this unusual source of light pollution, it would also pose a threat of noise nuisance from its unacceptably close position to adjoining historic Conservation Area houses. It would be as close as 10.2 meters to the rear of houses at Winchester Road and close to the nearby Eton Avenue houses also.

I have the following responses to assertions made in the applicant's "Design and Access Statement".

In point 1.2, reference is made to trees in Fellows Road and the view of trees at the rear of the Eton Avenue houses. It should be noted that in order to build the applicant's design, several mature trees, some with PTOs, were removed, presenting the site you see today devoid of any natural vegetation. The site is a blot on the local landscape presenting a barren gap after the removal of these majestic trees which formed a green canopy. As part of the justification for the loss of green amenity, the applicant gained permission for what is, essentially, an underground house that promised a single continuous area of roof that would be treated as a garden, with the installation of a "green roof" above. The current proposal for an extension to the large permitted dwelling now seeks to interrupt and reduce the extent of green roof garden area, and in so doing, it would undermine the "compensation" for the loss of the large mature trees referred to by building over its very own "garden". This is unacceptable.

Point 2.1 lists criticism of the design of the applicant's own project, citing the sacrifice of space for uses that include luxuries such as "a cinema room, a child playroom, and study and a void". No mention is made here of a gym that is recorded on plans that form part of the permitted design. The applicant is at liberty to alter the layout of the project as an internal private matter, and adjust the balance and complement of these spaces within the very large building envelope, which is already permitted without further encroaching on the public space of the locality. It is unacceptable that additions to the interior appointment of this luxury house be made at the expense of diminished local amenity, and the loss of privacy as the result of reduced separation between houses. The spaces between houses form part of the character of the Conservation Area almost equally as much as the houses themselves.

Point 2.4 contends that the development would not be visible from the street, yet it would represent development that is unsympathetic in form, and substantially deviate from the pattern of established development of the Conservation Area. The development would be visible from the street through gateways, and if the wall was removed--or fell over as it has done recently in a gale --and it would also be visible from neighbouring properties. The proposals would therefore intrude into the view in an unacceptable manner, and given the planning history

of the site, could be subject to further future incremental additions as well. This tendency should be stemmed with a clear refusal from the planning authority.

Point 4.1 asserts that no "significant" detrimental impact will ensue, yet any detrimental impact is unacceptable in the context of the currently permitted development which altered very dramatically the historic pattern of development with a full development underground across the entire site area. Uses have been permitted in garden pavillions that are very unusual, and threaten loss of privacy and amenity to households in Eton Avenue, Fellows Road and Winchester Road with unwanted noise, particularly in summer, issuing through open windows from physical exertions in private gym, fitness, swimming pool and also from cinema spaces in the house.

Point 4.2 seeks a revised elevation "consisting of making the front elevation more transparent. Transparency will reduce the physical impact of the building thereby enhancing the gap". It is surprising the applicant seeks to reduce the physical impact of the proposal as this implies an admission that it is too large. Contrary to the applicant's assertion that "transparency" reduces physical impact, no actual mention is made of the effects of glass in daytime, which generally reflects its surrounding context and is present to the eye as a result. Rather than receding the glass wall would in fact pick up and amplify its surroundings in reflection. Glass is relatively transparent at night however, and so contrary to the applicant's claim of reduced physical impact, the house will shine like a beacon, appearing more strongly assertive in the neighbourhood. It would broadcast its exceptional 14.9 meter width. It would broadcast that it is nearly three times the width of the characteristic neighbourhood houses that form part of the Conservation Area in Fellows and Winchester Road. Further, such a broad area of glass would be contrary to the established pattern of private houses in the Conservation Area and would considerably reduce the privacy of the occupants.

I trust that you will refuse this application. Please advise me of any Committee hearing date.

Yours Sincerely

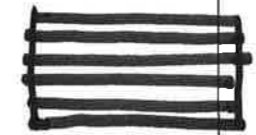
Paul Fineberg

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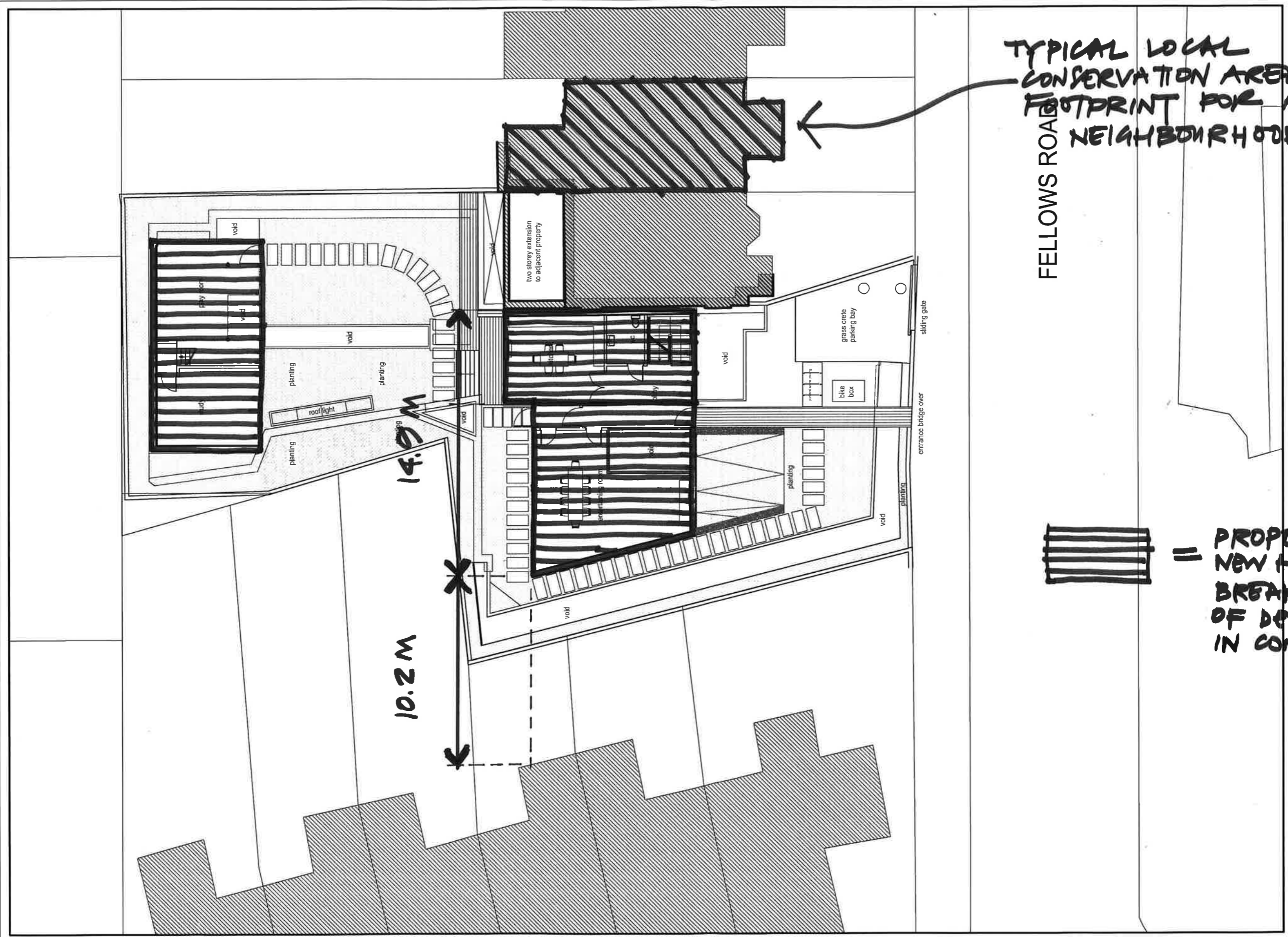
Notes :

TYPICAL LOCAL CONSERVATION AREA FOOTPRINT FOR A NEIGHBOURHOOD HOUSE.

FELLOWS ROAD



= PROPOSED NEW HOUSE, BREAKS PATTERN OF DEVELOPMENT IN CONSERVATION AREA



Drawing Title :  
Proposed Ground Floor

Client:  
Project :  
148 Fellows Road:

Project No :  
13023  
Drawing No :  
103

Rev. No :  
Drawn by :  
Date :  
Dec 2013

Checked by :  
Scale @ A3:  
1 : 200

Rev.	Description	Date	By
Status:			

Architects  
Engineers  
Surveyors  
Interior Designers

1 Limes Place, Preston Street  
Faversham, Kent ME13 8PQ  
Tel: 01795-532834 / 531002  
e-mail: mail@cook-design.com  
Fax: 01795-535605





Architects  
Engineers  
Surveyors  
Interior Designers

Notes:  
Amendment of site boundary

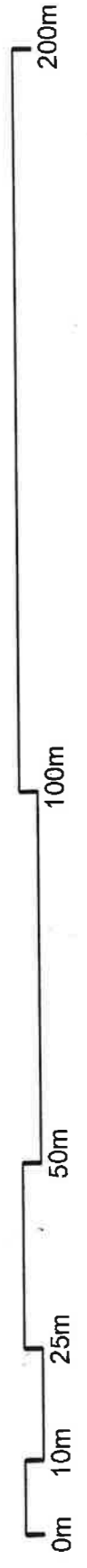
Status:

**HOUSE OUTLINED IN BLACK.  
WEST EXTENSION UNDER  
CONSTRUCTION WITHOUT  
PLANNING PERMISSION.**



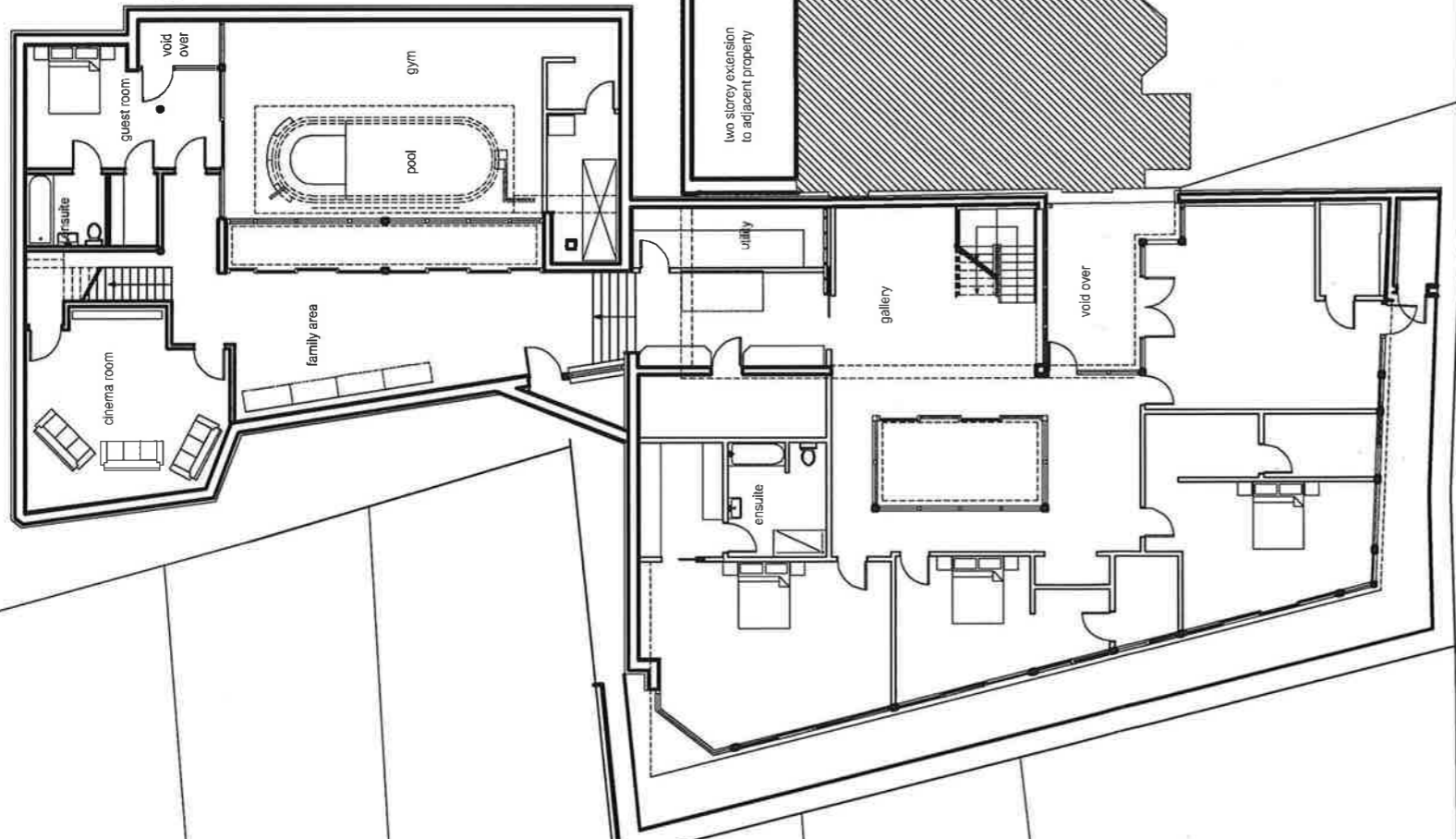
**DOTTED LINES + ARROWS = LIGHT POLLUTION + NOISE NUISANCE  
PROJECTED FROM GLASS WALL OF  
NEW HOUSE, 10.2 METERS FROM  
REAR OF WINCHESTER RD. HOUSES +  
ETON AVE. HOUSES**

**Site Location Plan**



Drawing Title:	Client:	Project No.:	Rev. No.:	Drawn by:	Checked by:
Site Location Plan	Mr S Green	13023	A	EF	
	Project:	Drawing No.:		Date:	Scale @ A4:
	148 Fellows Road	001		Dec 2013	1:1250

UNDERGROUND "HOUSE"  
 UNDER CONSTRUCTION AT  
 148 FELLOWS ROAD.  
 BACKS ONTO REAR OF  
 ETON AVENUE HOUSES  
 AND AT WINCHESTER ROAD



FELLOWS ROAD

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Notes:

Rev.	Description	Date	By

Status:

- Architects
- Engineers
- Surveyors
- Interior Designers

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Proposed Basement Floor

Client:	Project No : 13023	Rev. No :	Drawn by :	Checked by :
Project : 148 Fellows Road:	Drawing No : 102	Date : Dec 2013	Scale @ A3: 1 : 200	