

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2013/8275/P	Plural of Ms Paul Fineberg	22b Winchester Road NW3 3NT	20/02/2014 18:26:12	COMMNT	, 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
