

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/3217/P	Stephen Guy	8A Greenwich Court Cavell Street London E1 2BS	26/06/2014 11:39:44	OBJ	<p>Tudor Close is a private estate of three blocks of gardens that borders the house and garden of 42 Belsize Avenue. Tudor Close (NW3) Ltd is the owner of the freehold, and the shareholders of the company are almost all lessees of the flats in the estate.</p> <p>As the Company Secretary of Tudor Close, I am writing on behalf of the Board to make the following objections to, and observations about, this planning application:</p> <p>1 – The enlargement of the rear extension, together with the incongruously large glazing to the kitchen, is not in keeping with the existing architecture of the Belsize Conservation Area.</p> <p>2 – The enlargement of the basement will result in over-development (of what is already an over-sized basement).</p> <p>3 - The basement is being enlarged in a building within a Conservation Area. Camden's Development Policy 27 requires a basement impact assessment, which analyses the:</p> <ul style="list-style-type: none"> <li>• Impact of proposals on surface and flooding</li> <li>• Impact of proposals on groundwater flow</li> <li>• Impact of proposals on structural stability</li> </ul> <p>There is also a requirement for a management plan for demolition/excavation.</p> <p>4 - The enlargement of the rear extension will result in irrecoverable loss of greenery and reducing bio-diversity.</p> <p>5 - The enlargement of the rear extension will result in a larger flat roof, which can be used as a roof terrace. Such use would result in overlooking issues and loss of amenity to Tudor Close.</p> <p>6 - The applicant has not demonstrated the proposal is sustainable construction to meet BREEAM "Excellent" or Code for Sustainable Homes "Level 4"</p> <p>7 - There are trees adjacent to the proposal. No arboriculture report has been submitted.</p> <p>8 – With regard to the proposal to install a new gate giving direct access from the garden of 42 Belsize Avenue to Tudor Close, it should be noted that Tudor Close does not recognise a right of way across Tudor Close property for anyone using that gate.</p> <p>9 – It should be noted that the proposed downpipe that coming down to Tudor Close property will require permission from Tudor Close.</p> <p>10 – It should be noted that if the applicant requires access from Tudor Close for the building works, then permission to use Tudor Close land will be needed from the freehold company.</p>

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2014/3217/P	Simon Silverstone	18 Oxford Square London w2 2pb	26/06/2014 10:53:46	OBJ	<p>Stephen Guy Company Secretary Tudor Close (NW3) Freehold Ltd Registered office: 8A Greenwich Court, Cavell Street, London, E1 2BS Company registrered in England &amp; Wales, no. 2595245</p> <p>I am the owner of a flat at Tudor Close. I strongly object to these proposals. I note that the proposals infringe upon and trespass on Tudor Close land ( e.g the down pipe proposed seems to be discharge onto and through land owned by Tudor Close and I am aware that no permission has been nor will be granted for this to happen. The Design and Access Statement(DSA) states that the basement extension is "omitted" but the plans seem to show a basement(extended).Has a basement impact assessment been provided? I consider the proposal to be oversized and intrusive. There is no plan showing the comparative sizes of the existing and proposed extension which may make it difficult for committee members to relate the existing size to the proposed.Was this done on purpose to deceive officers and committee members? A new gate position is proposed but I understand there is no explicit permission for the gate in the current position let alone in any revised location ,the gate may occassion further trespass onto Tudor Close land. The DSA states that the flat roof will be finished with paving and gravel.Is it the intention of owners to use the flat roof as an additional terrace ?If so this would cause overlooking problems, visual intrusion and loss of amenity. The extension and its basement will have a detrimental effect on ground water levels and flow and could impact on the structural integrity of the Tudor Close block behind it.Have professional assessments been submitted to the Council in this connection so that committee members can consider same and not be held liable for any adverse effects that such a proposal may have on the integrity of neighbouring buildings. I consider that the proposals will have an adverse effect on the conservation area and are symptomatic of the constant chipping away of the design and character of the conservation area which unsympathetic over-development of this type has been doing as a result of ill-considered consents.</p>

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2014/3217/P	Jonathan Wong	23 Tudor Close NW3 4AG	26/06/2014 10:05:52	OBJ	<p>I object to this application for the following reasons:-</p> <ol style="list-style-type: none"><li>1. The basement is being enlarged in a building within a Conservation Area. Camden's Development Policy 27 requires a basement impact assessment, which analyses the:  Impact of proposals on surface flow and flooding Impact of proposals on groundwater flow Impact of proposals on structural stability There is also a requirement for a management plan for demolition/excavation.  Neither of these documents have been provided with the planning application.</li><li>2. The enlargement of the basement will result in over-development (for what is already an over-sized basement).</li><li>3. The applicant has not demonstrated the proposal is sustainable construction to meet BREEAM 'Excellent' or Code for Sustainable Homes 'Level 4'</li><li>4. The enlargement of the rear extension will result in a larger flat roof, which can be used as a roof terrace. Such use would result in overlooking issues and loss of amenity to Tudor Close.</li><li>5. The enlargement of the rear extension, together with the incongruously large glazing to the kitchen, is not in keeping with the existing architecture of the area.</li><li>6. The enlargement of the rear extension will result in irrecoverable loss of greenery and reducing bio-diversity.</li><li>7. There are trees adjacent to the proposal. No arboricultural report has been submitted.</li><li>8. The scale of the proposal will generate excessive noise, dust and inconvenience for which there appear to be no mitigation measures submitted.</li><li>9. The proposal will infringe the property rights of Tudor Close, particularly the side gate and the side elevation downpipe which trespass onto property not demised to the applicant.</li></ol>

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2014/3217/P	Akis Phylaktis	40 Belsize Avenue London NW3 4AH	25/06/2014 16:32:41	OBJ	<p>My comments are:</p> <ol style="list-style-type: none"> <li>1. This property in a unique Edwardian terrace in a conservation area, that has been extended excessively for the size of the site and in entirely unsympathetic way to its historic character. The roof extension emulates a Mediterranean house. The red rubber bricks have been painted pink, adversely impacting on the terrace and conservation area. A bit of third world approach under the watch of your planning department!</li> <li>2. With regards to the proposed extension, the footprint is excessive for such a small garden.</li> <li>3. The proposed height is also excessive, unnecessarily high, and out of keeping in scale with the rest of this unique terrace.</li> <li>4. The proposed height of the roof of the extension is aligned to the height of a balcony formed on the rear roof of the ground floor. This is less than 1m from our bedroom window and persons standing there can look directly into it. And this does happen. Both my wife and I find this undignified to say the least. The proposal seems very much as if it is making provision for the extension of the balcony. This will increase the use of the balcony, aggravate the the lack of dignity and create significance nuisance. This seriously detracts from the enjoyment of our home and causes unnecessary stress. Surely we are allowed to enjoy our home in dignified peace!</li> <li>5. The balcony also overlooks our small garden, undermining our privacy. Any potential increase in the size of the balcony will aggravate the already unacceptable overlooking and nuisance.</li> <li>6. In conclusion, <ul style="list-style-type: none"> <li>-I object to the size of the footprint of the extension in relation to the size of the garden and the roof extension.</li> <li>- I object to the height of the proposed extension which bears no relation to this unique Edwardian terrace.</li> <li>- I also object to the height as this forms the basis of an extension to the balcony which is very close to and looks into our bedroom window - an undignified situation with potential to create additional significant nuisance.</li> <li>- I also object to a potential balcony extension as this would add to the overlooking of our small garden and further compromise our privacy.</li> <li>-I have no issue with a smaller, lower extension, that addresses the issues raised above. A good architect could do this!</li> </ul> </li> </ol>
2014/3217/P	James Mortimer	19 Tudor Close London NW3 4AG	26/06/2014 15:49:13	OBJ	<p>I object to this application for the following reasons:-</p> <ul style="list-style-type: none"> <li>- The basement is being enlarged in a building within a Conservation Area and various related requirements have not been met</li> <li>- The enlargement of the rear extension and large proposed kitchen glazing is not in keeping with the area.</li> <li>- The scale of the proposal will generate excessive noise, dust and inconvenience for which there appear to be no mitigation measures submitted.</li> <li>- The proposal will infringe the property rights of Tudor Close, particularly the side gate and the side elevation downpipe which trespass onto property not demised to the applicant</li> </ul>