

2013/5380/pre

80A, Belsize Road,
London NW6 4TG

May 20th 2014



Niall Sheehan,
Regeneration and Planning,
Development Management,
London Borough of Camden,
Town Hall,
Judd Street,
London WC1H 8HD

Dear Mr Sheehan,

4-5 Coleridge Gardens, NW6 3QH

I write with reference to the proposed development of offices at 4-5 Coleridge Gardens NW6 3QH. I object to these developments on various grounds, which I detail below.

Firstly, this is a Conservation Area: Belsize Road and Goldhurst Terrace are residential roads with large houses and pleasant gardens which combine at the back of the properties to form a considerable acreage of green where large trees flourish and where little is heard but birdsong. The offices at 4-5, Coleridge Gardens are, as they exist, an intrusive anomaly for which, it seems, planning permission would not be given today. In addition to this, windows have been allowed on the Belsize Road side which are unsightly and which open onto the gardens and destroy their privacy despite an order saying they may not be opened. The very fact that the Council saw it was necessary to make such an order for keeping windows closed is an acknowledgement that rights of privacy have been broken. Yet we are being asked to have our light cut, to have yet more windows and "louvres" the length of the barrel roof. To consider extending such an architectural anomaly as 4-5 Coleridge Gardens seems to be a contradiction of the very phrase, "Conservation Area".

Next, as the owner of the garden flat at 80, Belsize Road, I am horrified to find that I am in danger of losing up to nearly 20% of my light because of the proposed extension and new height of the main building. Light in a basement flat is of the greatest importance, and this will no doubt affect the value of my residence.

Next, I object in the strongest terms to the extension on the west end which, by adding a further storey will give office workers an uninterrupted view of my garden and that of 82, Belsize Road (already overlooked to an unacceptable degree). It is already the case that office workers from Coleridge Gardens gather on the steps at the foot of our gardens to smoke and talk loudly to their mobile phones throughout the day. This is a basic intrusion upon my privacy: the westerly extension will increase noise and nuisance as there appears to be no other outside space in the plans for these people to gather to smoke and telephone, and this is a popular activity throughout the day. Could the owners not take this opportunity to design an eco-friendly office with a light-well (reducing the

need for windows which may not be opened) and with an interior open area in which workers could gather without staring into other people's gardens?

Finally, I retired to this area to be near my family. I chose my flat with care at Belsize Road, because the gardens were quiet and leafy. The office buildings at Coleridge Gardens invade our privacy as they exist; to extend the buildings would further compound the violation of this Conservation Area.

I intend to consult a Planning Consultant to support my views, should the need arise.

