BELSIZE RESIDENTS ASSOCIATION
COMMENT ON PLANNING APPLICATION IN BELSIZE PARK

REF: 2013/8275/P   weekly list 255   DATE: 10th March 2014
AT: land adjoining 148 Fellows Road NW3 3JH
FOR: Erection of a single storey rear extension at ground floor level and alteration to front elevation in connection with dwelling.
P.O.   David Peres da Costa

We wish to object to this application, for the following reasons:

1) The description of the application does not appear to fully describe the submission – it is in fact a side extension as well as a rear extension and the 'side' part is clearly visible from the street. It would also appear at first glance that this is merely a simple extension to an existing house which is obviously is not. We think the description is deliberately misleading.

2) In terms of the proposed development, the fact that the previous permission was granted for a new house which is fundamentally below ground suggest that the planning department – and perhaps the applicants advisors - already considered this site had reached its maximum potential. We would be astonished that further enlargement is considered possible

3) In terms of the design, the proposed volume appears extremely large within the context of its neighbours and totally at odds with the existing street pattern and footprint size of the existing buildings in the immediate vicinity.

4) Furthermore there is a pattern of corner development which is characteristic of Belsize Park – fundamentally which preserves an gap between the terraces of joining streets - which this design contravenes.

5) The revised bulk of the side extension places the proposed building very close to the rear of properties on the East side of Winchester Road. At 10 metres, this would appear too close and closer than recommended in national guidelines.

6) We think this contravenes policy CS14 and CS24 for high quality design and neither preserves nor enhances the character of the conservation area

For these reasons we object to the application, please refuse permission.

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