

From: Freeman, Roger (Councillor)
Sent: 25 January 2014 13:28
To: Brian Doctor QC; Vincent, Sue (Councillor); Rea, Flick (Councillor)
Cc: Leyland, Claire-Louise (Councillor); Bucknell, Jonny (Councillor); Simon, Tom (Councillor); Planning
Subject: RE: Planning application 2013/6688/P - WAITING FOR SAM TO CONFIRM IF TOP PART ALSO NEEDS TO BE LOGGED - MG 31/01

Categories: Orange Category

Thank you for that Brian Doctor
I have read the amended report and also your email.
For me I am happy to sign off on this and not to ask for it to go to the full Planning Ctee; of course my other two colleagues may take a different stance.
I can well understand where you are coming from and note your comment that this would mean the loss of a family house. Please note that-for good or ill- Camden's policies are focused on preventing houses with flat conversions being converted back into a single family home ie the opposite direction of travel.
There are quite a few applications of this type given that as a broad generalization in the property market we have had for the last couple of years in the north of Camden family houses are worth more than converted houses.
You will note that the extra residences will be car free.
Good that you gave us your views unedited.
Best regards

Roger Freeman
Swiss Cottage(Cons)

From: Brian Doctor QC [bd@fountaincourt.co.uk]
Sent: 24 January 2014 16:56
To: Vincent, Sue (Councillor); Freeman, Roger (Councillor); Rea, Flick (Councillor)
Cc: Leyland, Claire-Louise (Councillor); Bucknell, Jonny (Councillor); Simon, Tom (Councillor); Planning
Subject: Planning application 2013/6688/P

Dear Councillors

I understand you are considering this application relating to 4 Lambolle Road, Belsize Park, which seeks to convert one of about 6 unique single-dwelling family homes in the road, into three luxury flats.

Many local residents have objected in writing to this application to the Council, despite which it has been recommended by the Planning Department (albeit subject to a s106 Agreement), and placed before you.

I understand that at your meeting on 13 January 2014, you requested for the planning report to be up-dated and re-issued for further consideration.

Before you make any decision in this matter, I, on behalf of the objecting residents, would like an opportunity to address you as to why the application should be rejected.

Our objections have already been set out in writing, but I am not sure whether they have been put before you, or whether you have an accurate summary of them.

In short our objection is to the elimination of one of these unique family homes, and the creation of three luxury flats which will do nothing to assist local housing needs in Camden, but will destroy the character and amenity and nature of this small family-friendly local neighbourhood. This end of Lambolle Road has always been characterised by the presence of these few family houses in a row. The road already has more than its fair share of flats (including

two purpose built buildings of 36 flats within 100 yards of this house) and there is also social housing a few houses down. So, all in all, there is a good mix of housing and of residents, and by granting this application you will be undermining the existence of the small area of single dwelling family homes which also contribute greatly to the attractiveness and ambience of the area.

This is quite apart from the equal problem of extra cars and parking which will inevitably be caused by the grant of this application. The person who bought this house knew what the character of the house is, and that it is part of a family friendly area. No doubt that is why they were attracted to it. This application threatens to destroy that character.

Please let me know when it would be suitable to address you, and of course, if you need any further information, I will provide it. Our full objections have been set out in writing, and I would be grateful if you would confirm that you have read the actual objections rather than any purported summary of them.

Yours sincerely

Brian Doctor

PS: I have circulated this email to the three Belsize Park councillors, as well as some of my fellow objectors.

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