

(N.B. This is a copy of the Comments Form, which I returned by post to you, which may be delayed in the Xmas post)

Clare Chance  
20, Belsize Crescent,  
London, NW3 5QU

17th December, 2013

Dear Sir / Madam,

Planning Application Reference 2013/7229/P  
Planning Application Address; 18, Belsize Crescent, NW3 5QU  
Proposed Work: Retention of waste and cycle storage areas within front garden of dwelling house (Class C3)

I object to the above (semi-retrospective) planning application, on the basis of the following reasons:

1. It is contrary to the 'Article 4(1) Direction', a measure that was introduced from September 1st, 2010, to further protect the historic features of Camden's conservation areas, by Camden Council, by removing what was known as 'permitted development rights' under the Town and Country Planning (General Permitted Development) Order 1995 (As Amended), which makes it compulsory that a planning application for such works to the front of properties, facing a publically accessible road, be made.

If flouted, or disregarded, it would make this policy a farce, for all to observe, as well as devaluing the locality.

2. Visual Amenity - I am the owner of the property that this address abuts, and this partially-built structure significantly alters the visual appearance of the facade of the terrace, and over-shadows decorative architectural details and features. It is incongruous to the rest of the original period architect within this particular Conservation Area (Belsize Conservation Area). Furthermore, it is also clearly visible, from both my property and the front streetscape, and thus affects the visual amenity of neighbouring properties and that of passersby. This is an area that has special architectural and historic interest, and as such, should be preserved, and such unnecessary violations not allowed.

3. Local Precedent - This structure is by no means minor - If allowed, the proportion and scale of the structure will certainly give rise to similar sized structures being erected in front of the principal elevation of these terraced homes along Belsize Crescent, which would be detrimental to the Belsize Conservation Area, which aims to protect the appearance of the area.

4. Permanent Nature - this is a fixed, rather than temporary (loose) fixture, as it has been tied into the party wall of period architecture (of numbers 16 / 18). As such, the permanence of such an ugly, incongruous feature is detrimental to the preservation of what little original period architecture we have left on the streetscape to conserve and protect.

5. Retrospective Application - This structure was only prevented from being completed by the objections and notifications by neighbours concerned by the development, alongside other similar 'cavalier' actions of illegal demolition. The householder appeared to have no intention of asking for permission first, and possibly hoped that they could get away with building this structure un-noticed, as their builders erected a huge wall of ply sheeting around the site, so that no one could see what was happening for months.

6. Adequate cycle and bin storage already newly created - by demolishing their period front steps earlier this year (and having been made to rebuild it as was), an enormous new, dry, storage area was created under these new steps, which could adequately serve the purpose of this ugly, incongruous, permanent structure outside.

On this basis, I implore the Planning team to reject this application, and request that the householder demolish the proposed structure forthwith.

Yours faithfully,

Clare Chance MA (RCA)