



From: Knight, Chris (Councillor)
Sent: 22 May 2013 15:38
To: Mehta, Miheer
Subject: FW: Ref 2013/2506/P Email 2

Councillor Chris Knight
Conservative Councillor for Hampstead Town Ward



Dear Miheer

Objection to 2013/2506/P 9 Belsize Park Mews (BPM)

The images above will show you the dramatic affect that this proposed development would have on the house and garden of 13 Belsize Crescent, on dwellings Belsize Park Mews, and those in Daleham Mews namely numbers 13, 11 and to some degree number 9. There are also a number of dimensional and layout discrepancies in the drawings, fence height at number 8 in relation to the roof height of number 7, the footprint of number 7 in relation to the rest of the terrace plus inaccurate statements as that on the Section A-A drawing "Translucent glazing no views into or out of property" of number 11 Daleham Gardens, and also number 13 Daleham Gardens, both are only partially translucent glazed to cope with the current levels of overlooking.

The 9 Belsize Park Mews front elevation Jpg is a mock-up of the to provide an idea of the existing and proposed development, Jpg's 003,004,& 005 give a view of the common two story level of Belsize Park Mews, and simply shows how incongruous, and just how much the proposed plan would add to the sense of enclosure and overlooking in this narrow mews, this is confirmed by appeal decision for number 14 Belsize Park Mews below:

Refusal Reasons Page for Planning Application - PW9802611

Site Address 14 Belsize Park Mews, NW3

Details

Application Number PW9802611

Site Address 14 Belsize Park Mews, NW3

Property Address 14 Belsize Park, London, NW3 4ES

Reasons

The proposed roof extension and roof terrace is considered likely to obstruct light, result in unreasonable overlooking and increase the sense of enclosure of neighbouring properties, to the detriment of the amenities of the occupiers of those properties.

Reasons

The proposed roof extension would be contrary to the Council's policy for the control of additions at roof level within theConservation Area. It would have a detrimental effect on the appearance of the building and on the character and appearance of the Conservation Area.

Other Information Available for Planning Application - PW9802611

[Main Details](#)

This development does not comply with the following Camden policies

Camden Core Strategy CS 5

Protecting amenity:

CS 5.7 & CS 5.8

Camden Core Strategy CS 14

Promoting high quality places and conserving our heritage:

Lead note a) requiring development of the highest standard of design that respects local context and character

Excellence in design:

CS 14.3, CS 14.4, CS 14.7 and CS 14.9

Local Development Framework/Camden's Development Policies

DP 24 Respecting local character:

DP 24.11, DP 24.2, DP 24.13, and DP 24.14

DP 24 Providing amenity space:

DP 24.23

Local Development Framework/Camden's Development Policies

DP 25 Conserving Camden's heritage:

Lead note

b) only permit development within conservation areas that preserves and enhances the character and appearance of the area

DP 25.2

Local Development Framework/Camden's Development Policies

DP 26 Managing the impact of development on occupiers neighbours

Lead notes:

- Visual privacy and overlooking
- Overshadowing and outlook
- Sunlight, daylight and artificial light levels

DP 26 Visual privacy, overlooking, overshadowing, outlook, sunlight and daylight

DP 26.3

DP 26 Artificial lighting levels

DP 26.4 by the inclusion of windows to the rear of the proposed development.

Regards

Chris Knight

Councillor Chris Knight
Councillor for Hampstead Town Ward
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JK Portfolio - www.jkportfolio.co.uk | [REDACTED] [REDACTED]