

REASONS FOR OBJECTION TO GRANT OF PLANNING PERMISSION  
PLANNING APPLICATION 2013/2506/P

**9 Belsize Park Mews, London NW3 5BL**

Erection of second floor extension in connection with existing dwellinghouse

*I live in 11 Daleham Mews. My property is directly opposite the proposed development in 9 Belsize Park Mews. The erection of a proposed second floor extension with windows would mean that the ground floor rooms of my property, first floor and terrace would be directly overlooked by the proposed development (as evident from photographs).*

*The design and access statement submitted with this plan is very misleading because in asserting that the property is not overlooked by another property in Belsize Park Mews it fails to explain that an added second floor of this property directly overlooks the properties of 11 and 13 Daleham Mews. It is true that the Daleham Mews properties have restricted translucent windows at the bottom level. The reason for this restriction was to prevent overlooking from Daleham Mews to the ground floor level of Belsize Park mews. But it is crucial to note that there is ordinary glazing at the top two levels of these windows and the proposed new development windows would look directly down into these standard glazed windows of the properties at 11 and 13 Daleham Mews.*

*I strongly object to the development proceeding not only because of the effect it would have on my own property by the loss of privacy but also because I believe that it is clearly in breach of the Development Policies of Camden Council.*

*In particular, the proposal fails to comply with DP26 because it interferes with visual privacy and overlooking. The extension will overlook my property. It also takes away sunlight and impacts on overshadowing outlook by the introduction of the new level with a proposed privacy screen, windows and roof.*

*In addition, I note that the proposal relates to a development in a conservation area. The council are committed to only permit development within conservation areas that preserves and enhances the character and appearance of the area. In my view the approval of an additional level will radically and adversely alter the appearance of this property and of Belsize Park Mews. I have recently moved to 11 Daleham Mews and one of the main attractions was the existing character of the houses both in Daleham Mews and in the Mews directly opposite (i.e. Belsize Park Mews).*

*Finally, the grant of permission would set a precedent in this mews. Such a precedent would open up the possibility of the similar development of other properties in this mews. In consequence, the character of Belsize Park Mews could be changed even more radically. At the same time future developments would be inconsistent with*



*Camdens Development Policies DP26 and thus further undermine the objective lying behind the policy.*

*In sum, in granting permission to this application the Council would be acting unreasonably by giving a green light to a development which fails to comply with its own declared development policy and which disregards its policy relating to conservation areas.*

Mr Simon Branigan  
23 May 2013