

D COURT Flat G, 10 BELSIZE SQUARE LONDON NW3 4HT 

17/10/2014

Emily Marriot-Brittan
Regeneration and Planning Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

Dear Ms Marriot-Brittan
Re: Application 2014/4900/P

Lower Ground Floor Flat 9 Belsize Square

Further to your letter dated 01 October regarding the above, I have today tried to upload my comments to your website. As the resulting upload may not be entirely clear, I confirm my several concerns (were the indicated proposal to be approved), as follows:

- It is large (an approximate 18% increase in the floor area of the flat).
- Given its size (and lack of windows) I feel it is unlikely to be used as a study. Its recreational (?) use, given the amount of (I assume glazed) doors facing North could well generate noise and, at night, much light to the neighbouring properties.
- It would mean a large area of flat roof, which would be visible from many of the adjacent flats – the covering material is not stated. I would expect any area of flat roofing approved in this location to be a planted 'green' roof - the implications of this do not appear to have been considered.
- The 1:50 drawings are inconsistent with each other and indicate to me that poor detailing of the finished product would be likely to result. Does the roof parapet extend round all sides(?); how is roof rainwater collected to rainwater downpipe(?).
- Neither rainwater goods material nor joint layout to the zinc wall cladding is indicated on the drawings.
- Despite the aboricultural report, I consider the final design of the raft foundation may well risk damage/possible loss to the retained adjacent mature trees to both 9 and 10 Belsize Square.
- Design and Access statement incorrectly states the existing flat as 2 bedroom. Also no rear elevation to proposal included as stated.

Please confirm if this application will be considered by a committee or under delegated powers.


Douglas Court