

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/0057/P	Emma Chambers	67 Gloucester Crescent NW17EG	05/02/2015 14:01:05	OBJ	<p>Dear Neil Luxton,</p> <p>We write to you as the legal property owner of the Raised Ground Floor flat, 64 Belsize Park Gardens, NW3 4NE regarding the planning application 2015/0057/P</p> <p>Mrs Patricia Chambers (Guy's mother) occupies the property and has done since it was first purchased by us in July 2005. Mrs Patricia Chambers spends a great deal of time in the flat making the most of the glorious large windows to the rear. Her bedroom is directly above the new proposed kitchen / dining room extension of the garden flat below.</p> <p>For the purpose of these comments we have looked carefully at the information and drawings provided in the application by Emily Greeves Architects.</p> <p>We are concerned that the flat, wide, transparent roof construction proposed is 'goldfish bowl' like. The proposed transparent living space is completely visible from every window and view point from the rear of the raised ground floor flat. It will be an uncomfortable, unavoidable view both aesthetically and from a privacy point of view.</p> <p>We are concerned about the inevitable feeling of 'prying" on the neighbours in the glass box directly below. This will potentially inhibit the use of the rear of the property.</p> <p>The essentially flat roofed proposed extension does not have the provision to be more private with blinds or frosted glass.</p> <p>The proposed extension is wider and larger than both the existing garden flat extensions on the adjacent properties. Both existing extensions are smaller in width, depth and overall height and therefore smaller in impact on all the neighbours.</p> <p>The modern style of the proposed extension is not actually in keeping with the pretty view out on to the gardens. The fact that it is a larger proposal means its modernity will be entirely at odds with the traditional style of the current garden community.</p> <p>The extension would be better suited to a whole house owned by one person/family using it as a single dwelling, so there would be no issue of privacy or being over looked. It will be very hard to escape the activities of those inhabiting the extension for the occupier living in the raised ground floor flat above. Should the owner of the garden flat sell the property, no regard will have been given to the visual impact of the extension on the flat above. The proposed extension brings the main dining space into the garden and therefore in full view. This is very public for the occupiers of both properties.</p> <p>This is a visually crude and selfish solution to increasing the square footage of the garden flat. Internally we are concerned as to the proposed repositioning of the internal structural wall in the garden flat. We would like reassurance and corresponding drawings / building regulations to guarantee the structure of the whole building. We would like to know the schedule of works to try to avoid the noisiest, dustiest moments of construction over the summer.</p> <p>We are also concerned about the proposed internal kitchen relocation with regards to noise disturbance and cooking smells / ventilation directly affecting the bedroom above.</p> <p>Yours Sincerely Emma and Guy Chambers</p>