

# **BELSIZE RESIDENTS ASSOCIATION**

## **COMMENT ON PLANNING APPLICATION IN BELSIZE PARK**

DATE: 7<sup>th</sup> March 2015

re: Englands Lane Residence, NW3 4XQ

FAO: Planning officer for ref 2014/7803/P

Dear Sirs

Hope that you can include comments on this application from the BRA as you consider this application. The proposal asks for approval to: “Erection of a four-storey rear extension in association with change of use of eastern ‘wing’ from hostel to nine residential flats and reprovision of 162 hostel rooms.”

We have objections to this proposal.

The Conservation Area statement notes that the former nurses’ home is a building that makes a positive contribution to the conservation area. Such buildings, whilst not statutorily listed, are nevertheless important. Changes need to be sensitively undertaken and should be justifiable, in terms of benefits of the changes. Unfortunately, the proposal provides modest affordable, high quality accommodation and reduces open space where it is needed.

There are also some specific concerns about the application also:

- The proposal would lead to general overdevelopment of the site which would result in stress on existing services and facilities in the area.
- Loss of about 15 parking spaces.
- Overlooking, overshadowing and loss of privacy to buildings and gardens in Waltham Court and Antrim Mansions caused by building mass, sense of enclosure and windows of proposed extension being less than 18m away.
- Potential risk to important trees and in particular the London Plane on the boundary with Waltham Court which, given its closeness to the canopy of the proposed rooms, will need pruning.
- Poor standard of accommodation for proposed occupants with regards to outlook and natural lighting (particularly rooms 0.7,1.8,2,8,3.8)

Yours sincerely

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