

# **BELSIZE RESIDENTS ASSOCIATION**

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

DATE: 5<sup>th</sup> April 2015

re: 55 Lancaster Grove

FAO: Planning officer for ref 2015/1037/P

Dear Raymond Yeung

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 single storey ground floor rear extension following demolition of existing extension, enlargement of existing basement including installation of front lightwells and rooflight to the rear. Alterations to the fenestrations to the ground floor side elevation.”

We have objections to this proposal.

The proposal includes an extension of almost 7m, longer than extensions that have been approved in the past, some of which are cited in the application. For example, the extension at 29 Lancaster Grove is 5m. Loss of gardens is a concern to the BRA and Camden.

We also note that a basement is proposed that extends into the garden. We cannot quite judge the extent, but it appears to be around 50% of the garden. This would be excessive, as it is close to the proposed cut-off for acceptable basements in the draft Camden Local Plan. The proposed limits on basements are being put into place because of the harmful effects of basement developments.

Yours sincerely

Belsize Residents Association  
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