

BELSIZE RESIDENTS ASSOCIATION

COMMENT ON PLANNING APPLICATION IN BELSIZE PARK

DATE: 31 May 2015

re: 6 Nutley Terrace

FAO: Planning officer for Olivier Nelson ref 2015/2229/P

Dear Olivier

Hope that you can include comments on this application from the BRA as you consider this applications.

The proposal asks for approval to:

“Erection of a 4 storey building (including basement) comprising 6 flats (Class C3) (3 x 4 bed units and 3 x 2 bed units) following demolition of existing dwelling (C3) new vehicular crossover and provision of associated landscaping.”

Some concerns were raised by BRA members regarding the consultation process for this application. We are grateful to you for explaining what steps have been taken for this consultation. We would like you to note that: the applicant’s Basement Impact Report has been included in to the documents two weeks late; postal problems have meant that neighbours may have been informed of the application late; and the description of the building as 4-storey (including basement) in various summaries is miss-leading. The proposal is either a four storey building with a double basement (against policy) or the proposal is five storey building with a single basement.

We have objections to this proposal and believe the application should be refused.

The width of the development is contrary to the conservation area guidelines, which states that “The conservation area is characterised by significant and well-preserved gaps between buildings providing views through to rear mature gardens. Normally the infilling of gaps will be refused where an important gap is compromised” (CA statement F/N guideline 24, p. 41). There is currently a sizeable gap and this would be almost entirely lost. Also, the building is one storey taller than the current, has a far greater depth and will involve two levels of basement. The cumulative impact of its height and width results in overdevelopment of the site compared with existing.

Policy DP25 states that the Council will: “only permit development within conservations areas that preserve and enhances the character and appearance of the area”. The building is not in keeping with neighbouring buildings including Nutley Cottage, a building that makes a positive contribution to the conservation area. Nutley Cottage is distinctive in providing a low single storey building that will be dominated by the proposed development.

We do not believe that the highest architectural standards have been achieved and the proposals do not preserve the character and appearance of the Conservation Area. The proposal makes no attempt to reflect the characteristics of the predominant building form within this sub area of the conservation area. The London Plan March 2015

Policy 7.4 states that “Development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings”. The proposal is described by the Heath and Hampstead Society’s as without architectural merit and we agree with this.

London Plan Policy 7.6 states that buildings should “not cause unacceptable harm to the amenity of surrounding land and buildings, particularly residential buildings”. There are significant issues of privacy as the rear elevation indicates a number of balconies towering over the gardens of neighbours that drop down below the proposal. This is the main concern of many BRA members, living in properties on the slope down from the proposal. The south elevation will largely be glass resulting also in light pollution; the design and access statement indicates a strong desire to provide residents of the development with unobstructed views looking into neighbours’ gardens.

Belsize Residents Association

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