



New house at 28 Belsize Lane - 2015/4685/P

Application for variation of planning condition 4 in original permission 2008/0285/P (April 2008) and in renewal permission 2010/3112/P (March 2011)

We're writing as owner/occupiers of Flat 3, 26 Belsize Lane - in response to the lamppost notice of this application. We haven't received any direct notification from you.

We object most strongly to the variation (removal) of this planning condition, because if these two windows have clear glazing and are opening, our privacy will be seriously compromised.

The planning condition requires two first floor windows on the east (side) elevation of the new house, to be obscure glazed and fixed shut permanently. This condition was also included in the unimplemented April 2006 planning permission for a new house on this site, and is fundamental to the acceptability of the new house in relation to our amenities. The previous house on the site, which was constructed in the 1960's, had a blank side elevation (no windows), so this privacy and freedom from overlooking has existed for nearly 60 years.

The new windows are approximately 6m from our side elevation. Removal of the planning condition would breach Camden's long-standing policies, which require (clear-glazed/opening) facing windows to be at least 20m apart.

One of the windows is a side window for the main bedroom which already has large rear-facing windows, and the other window is for a walk-in closet, so there is no justification for removing the condition - indeed no justification has been provided by the applicant, with no documentation available on the planning website.

The applicant acquired this site and its planning permission, in the full knowledge that these windows would have to be obscure glazed and fixed shut. Now that the new house is being constructed, it's unreasonable and illogical for this fundamental planning condition to be removed.

Michael & Kitty Brod
Flat 3
26 Belsize Lane
London NW3 5AB

