

Your Ref: 2015/5540/P

15th September 2015

Laura Hazelton

Planning Solutions Team
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London, WC1H 9JE
(by email only)

Dear Mrs. Hazelton,

**OBJECTION TO PLANNING APPLICATION REF. 2015/4470/P
BELSIZE PARK HOUSE, 59-60 BELSIZE PARK, LONDON, NW3 4EJ**

I am a leaseholder in the above building and I am writing to formally **OBJECT** to current planning application ref. 2015/4470/P, relating to the existing building (Belsize Park House) at 59-60 Belsize Park, London, NW3 4EJ.

This planning application proposes the following development:

'Erection of an additional floor to provide 2 flats (2 x 1 bedroom) at roof level with rear balconies, installation of rear dormers, installation of roof lights to front and rear elevations, and alterations to the front and rear elevations to existing flats.'

I object on the following grounds :

1. In respect of the actual application, as a long leaseholder I have not been served the required certificate as confirmed in the application and accordingly the application should be invalidated.
2. This application assumes that planning will be granted because the previous application was granted. This lapsed almost a year ago and it should be noted that no objections were made in respect of the previous application because once again the leaseholders were not notified of the application and did not receive the requisite certificate. The history shows that six applications to create accommodation in the roof space going back as far as 1987 have all been refused with the exception of one which was withdrawn because requested information was not supplied.

3. I have been advised that the ceiling heights do not confirm to minimum standards and I feel that these flats are so small as to be out of keeping with the rest of the building which houses 8 no. 3 bedroom flats which provide spacious family occupation.
4. The application states that the area under the stairs can be used for parking bicycles as this area is currently not used. This area houses the bin store and is a very valuable part of the building in that it holds all the refuse from the ten flats in the building between collections. There is no other area accessible by the refuse collectors available within the building. 12 flats in total would mean a further call on the bin store.
5. The provision of a further storey on the top of the building would make the building look top heavy and in the reasons for refusal of the 2010 application it was stated that any attempts to draw attention to the buildings would be harmful to the character and appearance of the adjacent historic buildings and the Conservation Area as a whole. The Conservation Area Group commented that the proposed rendering would be out of keeping with the style date and appearance of the building. As a leaseholder I do not want the extra responsibility of the cost of maintaining a rendered finish as opposed to the current brick work.

These are our main objections in respect of the planning aspect, there are other considerations which affect the leaseholders, necessary works have been deferred waiting for the work to commence following the granting of planning the last time which did not materialise and these delays have brought further deterioration to the building, the health issues caused by the construction and the inconvenience and upheaval for the occupants of the building. It is proposed that the current water tanks which provide water to all ten flats are moved and this disruption will be overwhelming for those families in the building with small children.

I trust that you will consider my objections and refuse permission in respect of this development.

Yours sincerely

Ben Levenstein

Leaseholder Flat 4
59-60 Belsize Park
NW3 4EJ