

Your Ref: 2015/5540/P

16 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

Dear Mrs. Hazelton,

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

We are leaseholders of Flat 5 in the above building and we are writing to formally **OBJECT** to the 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.’

We object to this application on the following grounds:

Invalid application

In respect of the actual application, as long leaseholders, we have not been served the required certificate as confirmed in the application and accordingly the application should be invalidated.

Lapse of previous application

This application assumes that planning will be granted because the previous application was granted. This application 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accommodation in the roof space going back as far as 1987 have all been refused with the exception of one which was withdrawn because requested information was not supplied.

Ceiling heights of proposed planning application

We have been advised that the ceiling heights do not conform to minimum standards and we 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.

Suggested area for parking bicycles

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.

Conservation Area objections to the application

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.

Moving of current water tanks

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.

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

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

Yours sincerely

Robert and Emma Chandler

Leaseholders of Flat 5
Belsize Park House
59-60 Belsize Park