

Your Ref: 2015/5540/P

16th 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. My name is Ivor Lunzer and I own Flat 3.
I am 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.'
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I object on the following grounds :

1. I am a long leaseholder but I have not been served the required certificate as stated in the application and therefore this application should be declared invalid.
2. This application assumes that planning will be granted because the previous application was granted but the previous application expired almost a year ago. We (the flat owners/leaseholders) did not raise any objections to that previous application only because **we were not notified of it and did not receive the requisite certificate**. I am informed that there have been six applications to create accommodation in the roof space the first of which was in 1987. They have all been refused except for one that was withdrawn because requested information was not supplied.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 eight 3 bedroom flats that offering 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. **That is not true.** The area under the entrance stairs is the only available space to store rubbish bins for the ten flats we have now. It is an essential requirement especially with less frequent collections. There is no other area accessible by the refuse collectors available within the building. If there were 12 flats in total would result in a reduction of space for the existing ten flats.
5. Adding a further storey to the top of the building would make the building look top heavy. One of the stated reasons for refusal of the 2010 application was that any attempts to draw attention to the building would be harmful to the character and appearance of the adjacent historic buildings and the Conservation Area as a whole.
6. 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.

The above are my main objections in respect of the planning aspect, there are other considerations that affect the leaseholders, 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 that 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



Ivor Lunzer

Leaseholder Flat 3
59-60 Belsize Park NW3 4EJ