



FAO James Clark (Your letter of 05 October 2015 refers)

PLANNING APPLICATION CONSULTATION

Address: 20 Belsize Lane London NW3 5AB

We strongly object to this proposal on the following grounds:-

1 - The building (some 130 years old) is in a Conservation Area (Fitzjohn Netherhall), designated over 30 years ago, so proposed alterations to the facades would result in the loss of original features, the replacement being thus out of keeping with the designation principles.

2 - The proposals appear to include replacement of the existing roof with an entire new floor topped with a new roof terrace.

This would almost double the bulk and mass of the third floor, creating substantial extra weight, support for which is not provided by the structure below.

3 - Our property is semidetached with 20-22 Belsize Lane so any movement lower down the building would affect our flats directly.

4 - Work done recently to 22 Belsize Lane (ie below No 20) caused movement in the building resulting in doors becoming ill-fitting and cracks to the walls within 16-18 Belsize Lane, now the subject of a Party Wall Agreement negotiation. This indicates a sensitivity to external/additional forces, so de-stabilisation caused by these proposals could well be a dangerous consequence.

5 - We believe Mr Boulderstone to be the leaseholder of 20 Belsize Lane, and therefore that his proposals will need prior approval of the freeholder (Mr Shah). If this approval is not forthcoming, the project could not proceed, and this possibility should be considered by the Planning process.

We hope the foregoing will help you to conclude that the application should be refused.

D M Tait (Leaseholder)

18 Belsize Lane London NW3 5AB

Camden Planning Department, Councilors James Clark (Camden Planning), Oliver Cooper, Tom Currie, and Stephen Stark (HAMPSTEAD TOWN WARD)

Alterations and extensions at 20 Belsize Lane NW3 5AB - 2015/5120/P

Dear Councilors and Camden Planning,

We are writing as owners/occupiers of Flat 4, 26 Belsize Lane, NW3 5AB. We have received your 5th October letter asking for comments on planning application 2015/5120/P - 20 Belsize Lane NW3 5AB and we would like to register **our very strong objection** to the above quoted proposal by our neighbours at 20 Belsize Lane to create a roof terrace.

There have been ongoing renovations to this site for well over a year now and we have not had any issues with this work or the alterations made. In general we are happy with the improvements that have been carried out. This latest proposal however will absolutely destroy our privacy since the proposed roof terrace will not only give direct view onto our terrace but because of the higher elevation relative to us it will overlook both north and south sides of our terraces and also give view straight into our bathroom and one of our bedrooms. It would mean we would suddenly have neighbours looking down at what has previously been a private space.

It should be noted that since we are a top floor flat, many of the rooms have slanted walls and in the case of the bathroom the window is fitted along the roof slope so that the view would be even more intrusive and revealing than if the window sat at a 90-degree angle to the ground. We feel the greatest harm by far, however, would be caused by the intrusion created onto our rear terrace. Having lived through the ongoing building works at 20 Belsize Lane there have been occasions when builders have been working at around the heights of the proposed alterations and extensions and during that time we ceased using our terrace because there was simply no privacy. What is now being proposed would be by far worse given the higher elevation and its permanent nature.

Our building and all the flats within were converted around 1985 so privacy and freedom from overlooking has existed for some 30 years. Furthermore, one of the most valuable aspects of our top floor flat is indeed the privacy it enjoys from surrounding buildings. We feel that if the proposed construction were allowed to proceed it would seriously impair not only the commercial value of our property but also our quality of life since we use our terraces daily throughout all seasons.

We look to you to ensure that this application is refused.

Please let us know if you require any further information to substantiate our case.

With sincerest regards,

Anna McCutcheon & Tommaso Mancuso

Flat 4
26 Belsize Lane
London NW3 5AB



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