

BELSIZE RESIDENTS ASSOCIATION
COMMENT ON PLANNING APPLICATION IN BELSIZE PARK

DATE: 22 October 2015

re: Flat A, 45 Lancaster Grove London NW3 4HB

FAO: Planning officer Elaine Quigley ref 2015/2534/P

Dear Elaine

Hope that you can include comments on this application from the BRA as you consider this application.

The proposal asks for approval to:

“Excavation of basement extension to the rear (retrospective) and erection of ground floor rear extension above all in connection with existing flat (Class C3).”

We repeat our earlier comments on this proposal, provided in June. The application has not changed sufficiently to change our view that the planning application should be rejected.

The footprint of the ground floor extension appears excessive as it projects 10m rearward of the host building, this being virtually across the entire length of the plot. The height of the proposal also is higher than approved in 2005, the “2008 scheme”. The history of this extension, with enforcement action and an unsuccessful appeal against enforcement, suggests that it would be a terrible precedent if approval was given for something which is excess of the last approved proposal.

Further, the appeal decision notice clearly states that even comparisons with the 2005 approval are generous as the planning inspector in appeal APP/X5210/A/12/2188543 states that “I consider the 2008 scheme in its own right would have a poor relationship to the original building because of its scale, its materials and its ‘L’ shape. I note too that the Appellant accepted that if the Council had properly appreciated its size when that application was determined it would not have been permitted” (para 67).

The basement of the development is particularly problematic, given the guidance in LDF policies DP26 and DP27 is to confine basement development within the confines of existing building footprints; this development clearly is not.

This proposal should be rejected.

Belsize Residents Association

