

As e-mailed to you on 19 October 2015

Mr Carlos Martin
Regeneration and Planning
Development Management
London Borough of Camden
Town Hall
Judd Street
London WC1H 8ND

18 October 2015

Dear Mr Martin

Re: Planning Application 2015/4385/P; 17A Belsize Square, London NW3 4HT

I am writing to object to above the planning application for the erection of a garden studio at 17A Belsize Square.

I am the resident owner of 23A Lancaster Grove, the garden flat of No 23 Lancaster Grove, the garden of which abuts the proposed site of the garden studio at 17A Belsize Square.

Both properties are in a conservation area. The garden of No 23 Lancaster Grove is a special place - a mini-nature reserve with many trees and with abundant wild life. The vista from the flat and garden is beautiful and the proposed structure will detract from the environment and spoil the view which has remained unencumbered for many years.


The most impressive aspect of the garden at No 23 Lancaster Grove is undoubtedly the very large chestnut tree which is close to the boundary with 17A Belsize Square. It is a magnificent specimen. The planning application fails to acknowledge the existence of the chestnut tree and also the tree next to it in our garden. I believe this to be a serious omission. The application form clearly requests such information.

From what I see of the proposed plan and the proximity of the tree there is a real potential for damage to the chestnut tree. The health and safety of the tree is taken seriously with regular inspections. For these to be compromised could have serious consequences.

In my opinion this planning application should not be allowed to proceed without a full tree report including an impact assessment. I have consulted a tree surgeon who is familiar with the tree and surroundings and it is his opinion that the presence of the tree is a material fact which should be taken into account when considering the planning application.

I am also concerned about the impact on the boundary wall as the proposed studio will be located close to it. I suggest that an impact assessment is also needed in this regard.

Your sincerely


Jean Milshaw
23A Lancaster Grove
London NW3 4EX
