

Dear Mr Gracie,

Re Belsize Place Garages Planning reference 2015/6300/P

Thank you for meeting with myself and Mrs Ward last Thursday the 7th January 2015.

It was stated by us at that meeting that we would only object to this planning if the following points are NOT agreed with the Applicant. So to be clear if the planning application stays in its present form this email is to be taken as an OBJECTION.


The points we are prepared to accept are the following :

1. The 3 open roofed parking spaces are to be moved to the garden fence end of the Belsize Crescent gardens so that there is no roof backing onto our gardens. This is a security measure so that thieves cannot access our gardens from the closer roof line, This has been a problem for us in the past and it is a chance to give us better protection.
2. No additional Height to the garage block itself there is no need as they are already digging lower and the block itself must not be higher than our garden fences in order for it not to be seen from our gardens as now.
3. No wall to be erected behind our gardens there has never been a wall and this area is in fact a historical public footpath and must remain. I have enclosed a new photograph which shows how high the new wall , that they erected over the week-end, is. Any wall behind our fences will create a void for litter, leaves and rubbish to build up with no one responsible for the maintenance of the area it will create a vermin problem as it did historically with house number 4.

We believe that they intend to continue this wall at the same height that they have already established behind our garden fences . This is completely unacceptable.

I thank you for listening to our concerns in this matter and hope that you are able to convince the Applicant to make the acceptable minor changes.

I trust you will keep us informed of your progress in good time for us to react to the outcome as necessary.



Dear Mr Gracie,

Re Belsize Place Garages Planning reference 2015/6300/P

Further to our telephone conversation today . I have attached above 3 photos the third showing how they have attached, by way of an orange plastic cord, a temporary enclosure during the present building programme of the house to my garden fence.

I would reiterate that (a) I strongly object to any planning that would allow the garage block height to be raised, meaning that they should remain at their present height. And (b) that there be NO encroachment onto/into my garden boundary and that the water levels, to avoid any problems relating to my garden drainage, should be closely and rigorously investigated should any changes to the ground levels be considered.

I look forward to hearing from you regarding our meeting this week, my contact numbers are  or 

Best regards,

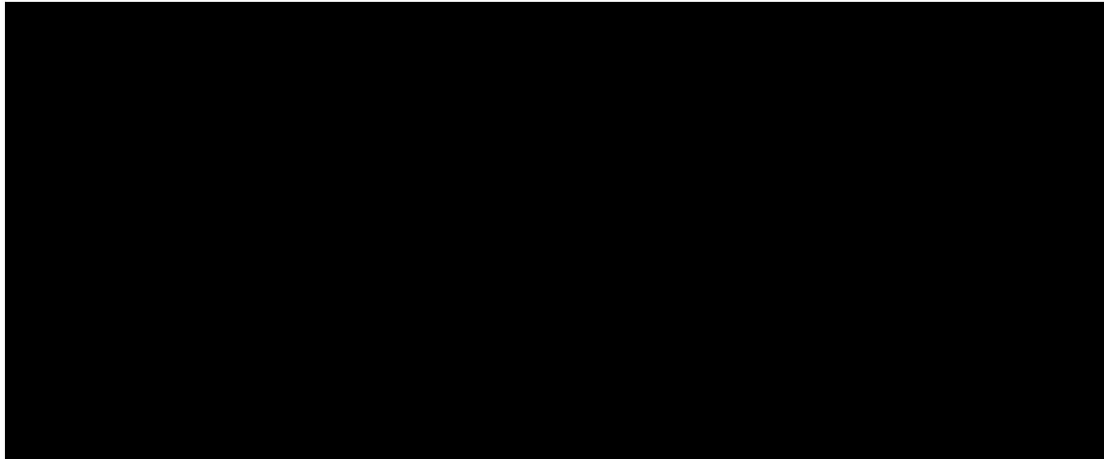
Michelle Caplan
Garden Flat
10 Belsize Crescent
NW3 5QU











Dear Mr Gracie

It was good to meet with you today.

I would like to raise an objection with the above and would kindly ask that consideration be given to moving the 3 open parking spaces to the end of the row nearest the back gardens of 10 and 12 Belsize Crescent.

This would be much more aesthetically pleasing as I believe on the plans it shows a wall built right up to the fence at the back of our garden. We have a horizontally slatted fence which allows light into our already quite dark, north facing garden, a wall would further block out much needed light. The second point I would like to raise is by building the garages right up the fence at the back of our garden the security risk is greatly enhanced. The risk of burglary would be much higher if a thief/thieves were able to walk right along the rooves of the garages and jump into our garden. (We have already been subject to 2 break-ins due to access from the rear of our property).

We would have no objections if this could be agreed.

Kind regards
Ruth Ward
(12 Belsize Crescent)

Sent from my iPad