

BELSIZE RESIDENTS ASSOCIATION

COMMENT ON PLANNING APPLICATION IN BELSIZE PARK

DATE: 8 February 2016

re: 35A Buckland Crescent

FAO: Planning officer Daniel Cheifetz ref 2015/5059/P

Dear Daniel

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

The proposal asks for approval to: "Variation of condition 3 (approved plans) of planning permission 2014/1096/P dated 02/05/14 (for; 'conversion of existing raised and lower ground floor maisonette and excavation of a new basement to create a two bedroom flat at raised ground level and three bedroom maisonette at ground floor and basement levels; works to include the demolition of the existing rear ground floor extension and the creation of a new rear extension at ground floor level), namely excavation of front lightwell with glass floor panel."

We made comments on the earlier application feeling that the overall footprint of the basement was too large. Your decision letter on 2014/1096/P did suggest that making the basement subordinate to the building was important (para 2.14 of the delegated letter).

We therefore believe that at odds with the guidance in CPG1, CS14 (promoting high quality spaces) and CS24 (securing high quality design). We would also suggest that the extension depth contravenes DP26 (managing the impact on occupiers and neighbours) and that the impact of the layout of the proposed basement on the original building needs to be questioned given the guidance of DP27 (basements and light wells). The new extension of the basement and an additional lightwell is clearly a step in the wrong direction and too far.

We would ask the you refuse perimission.

Belsize Residents Association

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