

BELSIZE RESIDENTS ASSOCIATION
COMMENT ON PLANNING APPLICATION IN BELSIZE PARK

DATE: 11 February 2016

re: 18 Crossfield Road

FAO: Planning officer James Clark ref 2015/7085/P

Dear James

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

The proposal asks for approval to: "Erection of detached, 27sqm timber framed, flat roof outbuilding".

We think this proposal would be out of scale with the nearby buildings and detrimental to overall character of the area.

On this side of Crossfield, the property has already benefited from a one storey rear extension, application 2008/2772/P, and this further incursion into the garden space would leave an inadequate amenity area. This 27 sqm of development would remove an amount similar to the 2008 approval. The only comparable recent application (2014/0498/P) was not removing garden/amenity on this scale. Further, the provision of a detached outbuilding removes garden space with no compensating balcony.

It is clear that the proposal, architecturally, would be an alien style of accommodation in the conservation area. For a living space, the style is unsuitable – the applicant's own document calls the structure a shed. It does not add to the character of the conservation area, in style and form, and far higher design standards are necessary.

We urge you to reject this proposal.

Belsize Residents Association

