

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/0896/P	Livio Venturi	Contemporary Design Solutions 46 Great Marlborough Street LONDON W1F 7JW	14/04/2016 19:31:58	OBJ	<p>We write in reference to the above application. We advise that we act for Risetall Ltd, the owner of the property at 10a Belmont Street and wish to record our objections to the proposed scheme.</p> <p>Land Use</p> <p>You will be aware that we own and operate the mixed use premise at 10a Belmont Street. At present, the commercial floorspace within the building runs to some 1150 sq across basement and ground floor.</p> <p>We can advise that our Client has made numerous advances to the previous owners of the property to purchase to maintain the floor space as a commercial premises. We maintain that any claim that the market does not desire the space for commercial purpose is without credence, and this is a speculative purchase to achieve a residential change of use.</p> <p>Claims that the principle of the change of use are supported by the change to the GPDO 2015 are without foundation, as the Prior Approval regime does not permit external alterations. The existing PD rights to alter warehouse buildings would not apply because of the proximity of those works to the boundary.</p> <p>Therefore the proposed change of use is contrary to DP13, and should be resisted.</p> <p>Design, Scale and Massing</p> <p>The design takes no design reference from its immediate and wider context. The solid to void ratio on the elevation facing onto my Client property bears no resemblance to that found on buildings in this area of search.</p> <p>The selected materials are also at odds with the use as a dwellinghouse, and the bank of obscure glazing along the entire length of the eastern elevation is reminiscent of commercial rather than residential accommodation.</p> <p>Impact on amenity (office and residential)</p> <p>The separation distance between windows is some 3 metres and across such a tight relationship harmful overlooking will occur</p> <p>Quality of Internal Accommodation</p> <p>No natural ventilation is provided in the basement, contrary to the requirements of CPG 2. The claims that this space would not be habitable cannot be controlled through planning, as the use of this space could not be controlled by condition.</p> <p>The layouts on Basement and First Floors are not compliant with Part B of the Building Regulations. To be compliant, the stairwell would need to be enclosed, reducing the credence as to the creation of</p>

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light and airy spaces as claimed in the Design and Access Statement.

No accessible family bathroom is to be provided, and therefore the dwellings would not be compliant with Part M4(2) as required by both London and Camden Planning Policy

Storage and utility spaces not provided, contrary to CPG2 4.19 and the National Technical Standards, now incorporated into the London Plan
