


Garden Flat,
4 B Belsize Lane,
London NW3 5AB.

5th May, 2016.

Mr. John Diver,
Camden Regeneration and Planning
Development Management,
London Borough of Camden,
Town Hall,
Judd Street,
London WC1G 8ND.

Dear Mr. Diver,

RE: Planning Application
Reference – 2016/1409/P
Address – Flat 5, Rosslyn Heights, 2 Belsize Lane, London NW3 5AB.

We wish to make you aware of a strong objection we have with regard to the above planning application.

We are the neighbours in the next door flat at the same level (i.e. lower ground) to the applicant's flat at 4B Belsize Lane.

Whilst we are obviously concerned at the size, nature and extent of the proposals our main concern is the siting of the entrance door. We consider having the entrance door directly opposite ours in the passageway between the two properties will have a serious impact on our privacy. We are also concerned at the proposed bathroom window adjacent to the front door with inevitable noise from the extractor fan as well as the smells emanating from it.

Whilst we note the applicant cites our front door as a precedent there is no precedent in similarly configured properties in Belsize Lane for entrance doors to be directly opposite each other.

Whilst we accept the applicant's comments at point 2c, paragraph 2 of the Design & Access Statement, we see no reason why they should choose to site the entrance door directly opposite ours. Anywhere else along the western elevation would be preferable however, it would be better still if it were sited on the eastern elevation where they propose to enlarge an existing window.

The same comments apply to the adjacent bathroom window as we object to having such opposite our front door.

We have been living at our address for over 20 years and initially purchased it for the privacy it affords. Consequently we strongly object to the loss of privacy this proposal would create.

We would request you reject the current application and ask the applicant to re-submit with the entrance door in a different location. Given the entire flat is being re-designed there are obviously no limitations in the location of the entrance door

Yours sincerely


Michael and Teresita Cutting

OUR FRONT DOOR
4^B BELSIZE LANE

c. SCALE AND APPEARANCE

The proposal seeks permission for the following improvements to the existing dwelling:

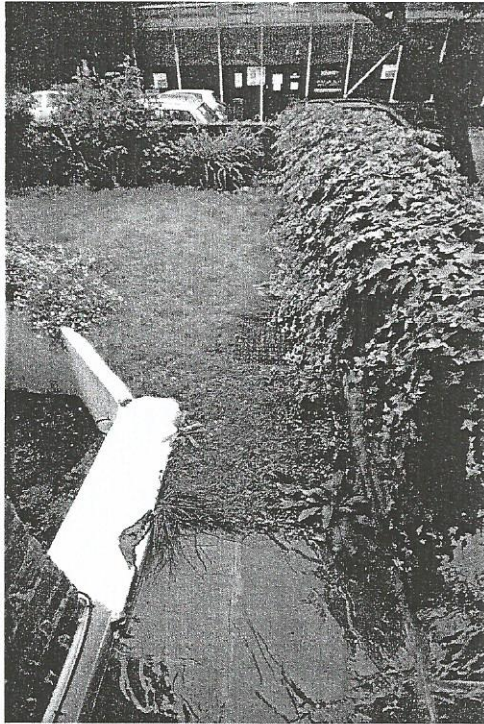


Figure 1. Proposed location of new pedestrian access from street.

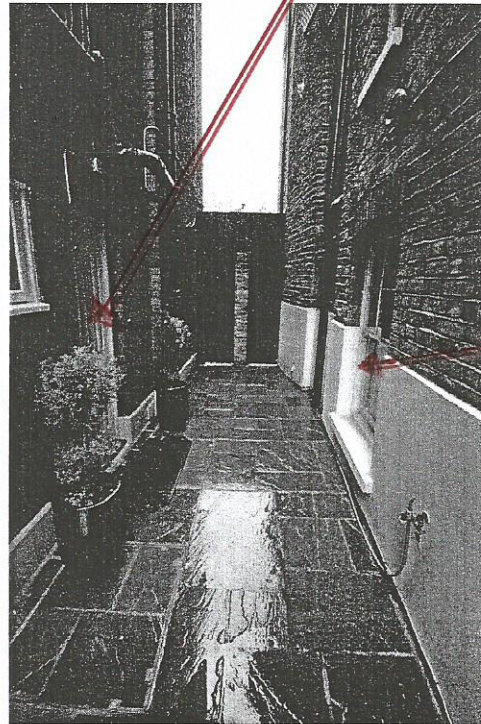


Figure 2. Proposed location of new side entrance (see ground floor window on right of picture).

New pedestrian entry gate in front wall and pathway along western perimeter

This would provide safe access to the proposed new entrance to the flat on the west elevation of the building. (See Figure 1)

New side entrance on west elevation

The current entrance to the dwelling requires ascending to the upper ground floor before proceeding to the lower ground floor via communal hallway and private internal staircase. The proposed side entrance would be based on the specifications of the existing entrance to the lower ground floor flat of No.4 Belsize Lane opposite – which sets an immediate precedent for this popular alteration in the surrounding area. (See Figure 2)

New window with obscured glass on west elevation

A small new window is proposed on the west elevation of the ground floor so as to provide natural light for the proposed bathroom within. The frame will be specified to match the appearance and material palette of the existing building, as well as being fitted with obscured glass in accordance with regulations.

Replace and enlarge window on east elevation

This minor alteration is proposed to improve natural light into the proposed bedroom. The existing window is at lower ground floor level and looks into an enclosed courtyard, below the existing fence line of the site perimeter. This alteration would have minimal impact on the appearance and character of the existing building and the surrounding area.