

Kasia & Richard Whitfield
90a Fellows Road
London NW3 3JG

19th May 2016

Dear Ms Kristina Smith,

Re: Planning Application 2016/1866/P

Address: 86-88 Fellows Road, London NW3 3JG

We are writing to register our objections to the Planning Application for a part single storey, part two storey rear extension at lower and upper ground floor levels at 86-88 Fellows Road, NW3 3JG – reference as above.

This proposal is an enlargement of a previously approved permission which has lapsed. The delegated report for the original permission in 2007 outlined that the depth of the extension was ‘acceptable’ in relation to the surrounding developments. We strongly disagree with this statement.

We objected to the previous proposal for similar reasons as we describe below. As the previous application lapsed, the application must be treated as a new application, irrespective of what was decided on before. We would like Camden to use this chance to consider whether the proposal is suitable for the area and its location.

To facilitate your understanding of the impact of the proposal on our neighbourhood, please look at the attached plan showing existing and approved extensions in the neighbouring houses, compared with the proposed development to houses 86 & 88 (in red). From this it is obvious that the proposal extends almost twice as far from the common building line as any other rear extension within the block of neighbouring buildings and no other extension has occupied anything like the proportion of the garden that is proposed here. From the plan it can be seen that even the second storey of the proposal will protrude considerably further than any of the other extensions. This is quite clearly unacceptable. All of the existing extensions are single storey, except for a recently approved part single, part two storey extension to house no.100, however the two storey part of this proposal is made to a much shallower building and so is set back behind the common line of the neighbouring houses.

1. The site is within the Belsize Conservation Area and is recognised within the council’s adopted Conservation Area Statement as a positive contributor to the special character and appearance of the Conservation Area. The Belsize Conservation Area is dominated by detached and semi-detached houses in large gardens. **The proposal will consume one third of the existing rear garden, therefore the balance achieved by the original builders and architects in creating buildings and gardens will be destroyed if the current proposal is to be approved.**
2. A further impact of the proposed extension will be **destruction of the continuous green ribbon that runs between Fellows Road and Eton Avenue**. This is one of the loveliest aspects of the area and is home to much urban wildlife. Needless to say, the visual amenity would be gravely compromised.

3. **The proposed extension shows no consideration to the building or its surroundings, it is out of proportion, and the height of the extension will cause problems of bulk and scale. It is more akin to building a whole new house in the rear gardens than extending an existing house.**

As the level of our house (no.90) is approximately 0.5 meter lower than of the house no. 88 the proposed extension will be approximately 7.5 to 8 meters high, as viewed from our living room. To try to circumvent the obvious loss of privacy this creates, the plan also proposes erecting a screen along the boundary wall, which will only further curtail the already insufficient light entering our two side rooms facing this wall.

We disagree with the conclusion of the Design and Access Statement that *'the massing and height of the proposed extension is in keeping with the existing building'* as this is so obviously untrue.

We strongly disagree that the proposal was achieved *'without adverse impact on neighbouring properties'*.

4. **The proposal will have negative effect on daylight entering our flat.** As a result of it some of the windows in our apartment will suffer a reduced level of daylight. Although the Daylight Assessment Report submitted as part of the application states that the impact will be minor, there is still a negative impact.

From the diagram in the above light survey document Window 4 (side bedroom) will suffer a large negative impact. This is already a dark bedroom so any additional impact will make it an even darker space.

Window 1 (to our living room) is not shown in its correct size and position. Although the report considers that this impact will be minimal this is the only source of daylight to our living room for which, as it is north-facing and is 7.7m deep, any loss of daylight is very significant.

5. In addition, we object to the proposal on the grounds that it is contrary to the following official policies:

Policy 7.4 of The London Plan (adopted July 2011 and revised March 2015)

'Local Character' requires new developments to have regard to the local architectural character in terms of form, massing, function and orientation.

Policy DP24 of Camden Development Policies 2010-2025

The Council will require all developments, including alterations and extensions to existing buildings, to be of the highest standard of design and will expect developments to consider:

- a) Character, setting, context and the form and scale of neighbouring buildings

Policy DP25 – Conserving Camden Heritage

In order to maintain the character of Camden's conservation areas, the Council will:

- b) Only permit development with conservation areas that preserves and enhances the character and appearance of the areas.
- e) Preserve trees and garden spaces which contribute to the character of a conservation area and which provide a setting for Camden's architectural heritage.

Policy BE19 from Belsize Conservation Area Statement

New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings.

Policy BE22 from Belsize Conservation Area Statement

Extensions and conservatories can alter the balance and harmony of a property or a group of properties by insensitive scale, design or inappropriate materials.

Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation Area. In most cases such extensions should be no more than one storey in height...

Policy BE23 from Belsize Conservation Area Statement

Extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings.

To summarise:

The proposal contravenes several planning and conservation area policies put in place to prevent irresponsible development.

The proposal will result in loss of amenity to adjacent properties with regard to sunlight, daylight, sense of enclosure, visual appropriateness.

The proposal does not at all respect the proportions and design of the original house or other houses in the conservation area and has no particular architectural merit.

The proposal will radically and detrimentally change the existing balance between the housing and the gardens.

We strongly believe that the plans as presented will have a very damaging effect on this part of the Belsize Conservation Area and that its approval would set a dangerous precedent, giving the green light for further two-storey extensions of disproportionate bulk. On all these grounds, this application should be firmly rejected.

Yours Faithfully

Kasia & Richard Whitfield



single storey
extension
ref: 2014153271P

part single storey
part two storey
extension
ref: 2014166471P

single storey
extension
ref: 2005136381P

single storey
extension
ref: 87100838

single storey
extension
ref: 9500120

two storey

two storey

100

98

96

94

92

90

88

86

G1

69

02

90

kitchen

living room

45°

two storey

88

86

