

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2511/P	Peter Williamson	19 Howitt Road London NW3 4LT	08/06/2016 10:49:35	OBJ	<p>We write to express our strong concerns in relation to the above application, which we feel is contrary to Council policy for a number of reasons, as follows:</p> <ul style="list-style-type: none"> The extension of the building 1m beyond the established building line would make for an incongruous form of development, contrary to DP24 of the Council's Development Management Policies. <p>The Belsize Conservation Area Statement (para. BE22) explains that "Extensions and conservatories can alter the balance and harmony of a property or of a group of properties by insensitive scale, design or inappropriate materials. Some rear extensions, although not widely visible, so adversely affect the architectural integrity of the building to which they are attached that the character of the Conservation Area is prejudiced. Rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the Conservation Area."</p> <p>We consider that the proposed extension is harmful in this regard in particular by extending beyond the established building line.</p> <ul style="list-style-type: none"> The proposal involves the infill of the side return at the property, which flies in the face of the guidance within the Conservation Area Statement. <p>Para. BE23 states that "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. The acceptability of larger extensions depends on the particular site and circumstances." More fundamentally, BE24 explains that "The infilling of yards and rear spaces between buildings will generally be unacceptable."</p> <p>We consider that the proposed extension is contrary to both these paragraphs.</p> <ul style="list-style-type: none"> The proposal involves the alteration of the existing roof line at the property, which flies in the face of the above guidance. The rearward extension by 1m will have an adverse impact upon the natural light received by and outlook from, the rearmost windows at our property, contrary to policy DP26 of the Council's Development Management Policies. We understand that the owner is looking to create a two bedroom flat as part of the proposal, which would require 70sqm floorspace to accord with the Council's minimum size standards. The current proposal (from our calculations) measures approx 90sqm in size. <p>Should the Council accept the infilling of the side return (albeit contrary to the Belsize Conservation Area Statements), there is still no reason for the proposal to extend an additional 1m from the established building line. If this was set back to align with the existing, building line from our calculations the flat would still comply with the overall size standards and individual room standards.</p>