

From: Kasia Whitfield [REDACTED]
Sent: 22 November 2016 14:32
To: Smith, Kristina
Subject: objection to revised plans 2016/1866/P

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

22nd November 2016

Dear Ms Kristina Smith,

Re: Planning Application 2016/1866/P

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

Thank you very much for informing us of amendments which were submitted for the above application.

We are pleased to notice the reduction in height of the Upper Ground Floor and the removal of the west 'wing' of this part of the extension. We understand that these changes were introduced into the design as a result of our concerns for the impact on the amount of daylight entering our building.

However, despite these changes, we are still strongly opposed to the proposal and we feel that all of our remaining objections are still valid.

As previously shown, the existing and approved extensions in the neighbouring houses, as compared with the proposed development to houses 86 & 88, are on completely different scale. This 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 occupies 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 ground-level extensions. In our opinion, 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 portion of this proposal is made to a much shallower building and so is set back behind the common line of the neighbouring houses.

Therefore in our opinion most of the points as listed in our previous objection letter are still valid, as listed below:

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. 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 sense of enclosure and 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