

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/6712/P	Jean-Baptiste Rancon	2nd and 3rd floor flat 22 Belsize Park Gardens London NW3 4LH	29/12/2016 10:11:50	OBJ	<p>Dear Sir / Madam,</p> <p>We generally support regeneration and investment in the area.</p> <p>This includes support for extensive redevelopment works incorporating new basements as long as these are approved by Camden Council, and also on the condition that a photographic survey of our building and of our flat is effected beforehand so that any development-related damage can be cured quickly and with funding by the developers.</p> <p>However we have concerns with this particular development given the loss of amenity and privacy the construction of a 2nd floor will bring to our flat. All of our north-facing rooms currently enjoy no overlooking, as well as unimpeded views of Glenilla Road and all the way up to Haverstock Hill. As a result of the proposed construction of a 2nd floor, all of these views would be lost and in addition there would be direct overlooking into our flat from the 2nd floor rooms of the new development. This would result in a material decrease in the enjoyment and value of our property.</p> <p>We have noted that the developers are arguing that one of the neighbouring buildings, located at 34 Glenilla Road, has a second floor and generally a similar height to the proposed development. However, we would like to point out that equally the building at 34 Glenilla Road does not extend to the South as much as the proposed development would, but instead has a large garden.</p> <p>It seems to us therefore that a possible compromise could have been:</p> <ul style="list-style-type: none">- either that the current Church building envelope be maintained, ie no second floor but a ground/1st floor extending to the South as much as the Church currently does- or that the envelope of the new development was in line with 34 Glenilla Road in height, but that conversely the new development would not extend to the South further than 34 Glenilla Road currently does <p>The current proposal would on the contrary mean the worst of both worlds, ie a much higher building than the Church and at the same time a much more extensive ground / 1st floor envelope than at 34 Glenilla Road. This would be way bulkier than any building in the immediate area and why we unfortunately cannot support the current proposal.</p> <p>Sincerely yours,</p>
