

Dike, Darlene

From: Gracie, Ian
Sent: 18 January 2017 15:34
To: Planning
Subject: FW: Objection to application at 32 Glenilla Rd(2016/6712/P)

Please log.

Ian Gracie
Planning Officer

Telephone: 02079742507



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From: Mikhal Taylor [REDACTED]
Sent: 18 January 2017 15:29
To: Gracie, Ian
Subject: Objection to application at 32 Glenilla Rd(2016/6712/P)

Dear Mr Gracie,

I understand you are the planning officer in charge of the application for planning permission at 32 Glenilla Road. I am writing to share with you our concerns on said application. We are owners of the first floor flat at 22 Belsize Park Gardens NW3 4LH. The said property lies behind 32 Glenilla Road. Although we have no objection to the site being redeveloped we are concerned by the scale of the proposed redevelopment. The proposed construction appears very bulky and disproportionate to the size of the plot. The chimney stacks appear unduly prominent and unsightly. The basement is taking the whole length of the house - a very unwelcome precedent.

We are also concerned by the removal of the trees at the back of the property - those trees constitute a very welcome screen between our property and the properties on Glenilla Road and their removal is unwarranted in a conservation area.

We would be more amenable to the project were it scaled down.

Best,

Mikhal Taylor



General enquiry form - Ref. 20852536

Customer

First Name

G

Name

Arculus

My enquiry is

Planning Application 2016/6712/P

We were not advised of this application inspite of living at an adjoining property. We heard of it from our neighbours. They advise that the consultation period was extended to 20/01/17. Online it is showing as closed.

I am providing you my feedback for the application, and ask that you add this to the consultation:

- The footprint of the proposed building both upwards (circa twice the height) and outwards (circa twice the width) is massively increased from the current building foot print this is contrary to a principle of the conservation area of appropriate scale / bulk / height / massing, in breach on all 4 measures
- The style of the proposed fascade is described as echoing the Arts and Crafts traditions expressed by other housing in the Conservation Area; it is very difficult judging how the building will actually look, but from all the plans and pictures I cannot see any echoing of the traditions of any of the other nearby housing, Arts & Crafts or otherwise.
- The proposed use is described in the plan as residential, with some professional use. However the extent of the proposed space given professional use is not commensurate with a residential home with some space for home working or a home business. It is commensurate with commercial use, ie. a full blown office space. This is unacceptable in my view as part of a proposal for residential use.
- Our flat, being north facing and garden level, is almost wholly dependent on light from the north; the living room being the principal room to benefit from that light. The proposed three-story property, replacing a single-story property, will absolutely beyond doubt materially impact the light reaching our flat.

- The proposed three-story property will also absolutely beyond doubt materially impact the level of overlook that currently applies. The proximity of the proposed rear section to the boundary, and its substantially increased height in particular will have a detrimental impact. This will be compounded by the proposed change of use from a property with infrequent occupancy to a property with full-time occupancy. As it stands at present, our flat does not feel overlooked at all. Our view is currently almost unbroken by building above the fencing and vegetation. Additionally we currently are rarely aware of the occupancy of No. 32 in terms of noise; the factors effecting overlook equally apply to noise.

- The impact from the proposed basement according to the application is minimal. But the proposed basement area represents some three-quarters of the area within the boundary. I know from the experience of living in our flat some years that the semi-detached properties of Belsize Park Gardens, as large as they are, are still sensitive to the shrinking and swelling of the clay beneath them. The cracks in our building remain active; they remain small due to effective property management against natural factors such as tree growth. There must surely be a real risk to our property of some form of negative impact arising from the massive excavations that need to be undertaken, the driving of the piles and the driving of the piled wall. Furthermore there must be a risk of impact from displacement of surface water, and / or diversion of surface water flows.

- The application states that the proposed building will knit together what feels like an open ended piece of fabric. Perhaps to an architect all spaces filled with masonry or concrete is an ideal, but I believe the beauty of the conservation area, whilst based on many factors, stems in a significant part from the spaces, the trees, and the vegetation around these classic buildings.

- application should restrict use of roofs - no terraces

I would like to be contacted by

Email

Phone

eMail

[REDACTED]

<i>Address</i>	NW3 4LH Flat 2 20 Belsize Park Gardens London NW3 4LH
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About this form	
<i>Issued by</i>	Council and Democracy Camden Town Hall Judd Street London WC1H 9JE
<i>Received on</i>	20/01/2017
<i>Form reference</i>	20852536
<i>Contact method</i>	Self service

Dike, Darlene

From: Gracie, Ian
Sent: 20 January 2017 08:25
To: Planning
Subject: FW: Objections and comments on the planned development at 32 Glenilla Rd
Attachments: 32 Glenilla road - S M Morgan objections - latest.docx

Please log. 2016/6712/P

Ian Gracie
Planning Officer

Telephone: 02079742507



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From: susie Morgan [REDACTED]
Sent: 20 January 2017 08:14
To: Gracie, Ian
Subject: Objections and comments on the planned development at 32 Glenilla Rd

Dear Ian

Here are comments and objections by myself and my partner Vladimir to the proposed development immediately behind us. I do hope you will take them into consideration as we --at 22 Belsize Park Gardens --will be directly affected.

Thank you again for being so kind and considerate in extending the deadline and hope our comments will be helpful.

Very kind regards,

Susie