



Dear Mr Gracie

Per the below threads, i understand you kindly extended the consultation period for the planning application (2016/6712/P) for 32 Glenilla Road.

I was unable to provide my feedback to the application via the planning portal within the extended period.

However I submitted an email containing my feedback via the Camden website; duly attached.

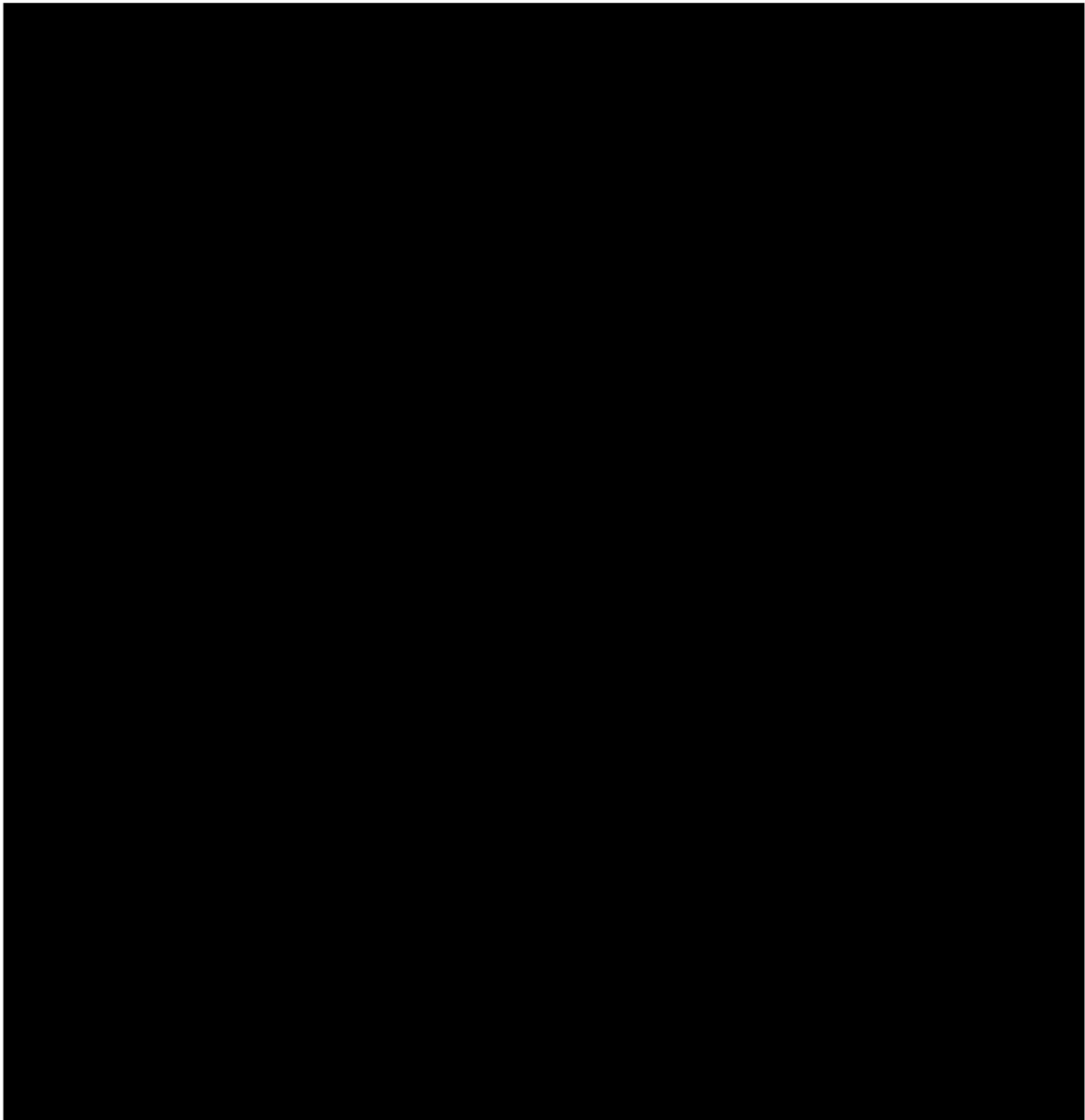
I very much hope that this feedback can be added to the application. I would be very grateful if you would advise.

Due to a restriction on the number of letters within the online email submission, the final point covered is rather terse, and I had to remove another one.

The last point provided suggested that in the event the application is granted, then a restriction should be placed on the works to ensure the roofs, and in particular the green roofs to the rear, are not subsequently changed to terraces. My feedback makes the point clear that the proposed building is already significantly higher than the existing property, and the level of overlook is likewise significantly more. Changing the roofs into terraces would compound the situation even more for residents of Belsize Park Gardens.

An extra point i was not able to provide was in respect of the noise / disturbance during the building works. During the fairly recent works for the new building on Glenilla Road 2-3 properties to the north west of the proposed property, I can state from personal experience how truly impactful the level of noise of excavating the foundations and driving the sheet piling is. I was unable for quite a period whilst working from home to effectively participate in conference meetings, which are the backbone of daily activities of the distributed organisation that I work for. The proposed property is significantly larger, and significantly closer and so i would expect the noise and disturbance to daily life to be significantly more. And I haven't even described the unpleasantness of a constant level of noise throughout the working week, from 8am onwards, every day for a number of months.

Thank you very much
Regards
G Arculus
Flat 2, 20 Belsize Park Gardens





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 unaccentable in mv

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>I would like to be contacted by</i>	eMail
<i>Phone</i>	
<i>Address</i>	NW3 4LH Flat 2 20 Belsize Park Gardens London NW3 4LH

About this form

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