

BELSIZE RESIDENTS' ASSOCIATION

COMMENT ON PLANNING APPLICATION IN BELSIZE PARK

DATE: 23 February 2017

re: Ornan Court, 2 Ornan Road, ref 2016/5652/P

FAO: Planning officer Nora-Andreea.Constantinescu

Dear Nora

Hope that you can include comments on this application from the BRA as you consider this application.

The proposal asks for approval to: "Excavation of basement to create 2x 2 bedroom self-contained flats (Class C3) with associated front lighwells and cycle storage area and extension refuse storage area, to front elevation.

The 2014/4206/P applciation was unsuccessful at appeal due to the poor lighting for the three apartments. The new application is similar to that and accompanied by a study that indicates the lighting has been improved significantly. However, the daylight contours presented in the study do not seem to include any impact from the location of the windows and doors. Is the new modelling consistent with the previous where this impact was noticeable?

The changes made to improve the lighting include excavating more of the garden and placing a lift for access rather than the ramp. Both changes do have negative visual impact and the removal of green space is regrettable.

We hope you can take our objections into account as you consider this proposal.

Belsize Residents Association

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