

BELSIZE RESIDENTS' ASSOCIATION

COMMENT ON PLANNING APPLICATION IN BELSIZE PARK

DATE: 8 March 2017

re: 13A Crossfield Road, 2017/6426/P

FAO: Planning officer Charlotte Meynell

Dear Charlotte

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, erection of single storey rear conservatory and replacement of side windows in lower ground floor flat."

We agree with the CAAC that the proposal is large for the space available. We note that this likely to be inconsistent with two parts of guidance:

- That basement developments should not extend beyond the original footprint of the building, as per CPG4 on Basements and Lightwells
- The impact on the garden. It is not entirely clear how much of the garden has now been extended into, but this appears to be over usual limits. Also, the design of the access to basement (the stairs) into the conservatory is inconsistent with CPG4's desire illumination and light spill should not harm the appearance of a garden setting and cause light pollution.

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

Belsize Residents Association

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