

Gentet, Matthias

From: Yeung, Raymond
Sent: 18 April 2017 23:53
To: Planning
Subject: Fwd: Flat 48A Belsize Square , planning ref. 2017/1307/P

Please register this as an objection in trim and m3.

Thanks.

Regards

Raymond Yeung
Planning Officer
Regeneration and Planning
Supporting Communities
London Borough of Camden

----- Forwarded message -----

From: "Jason Shenai" [REDACTED]
Date: Tue, Apr 18, 2017 at 8:34 PM +0100
Subject: Flat 48A Belsize Square , planning ref. 2017/1307/P
To: "Yeung, Raymond" <Raymond.Yeung@camden.gov.uk>

Dear Mr Yeung

I am the owner of the flat directly above the one for which this application has been made.

I would like to object to the application.

As Sebastian Camisuli has stated I was not notified either about this application or the previous one. And though I am no expert in this field I believe I should have been consulted. The owner of the basement flat knows that I do not reside there and she has sent me emails on numerous occasions. She did not send me emails about this. I did not hear about the previous application until it was too late to appeal. With the current application I only heard about it by chance, as I was told about the notice on the lamppost.

Because I have only recently heard of this application, and because of the Easter holiday, I have not been able to consult with professionals in order to make a proper objection to this application.

My objection (which I would also have made about the previous application had I known about it) are as follows

1. Skylight windows are totally inappropriate here. They would cause light pollution where there was none before and this is totally unacceptable

2. My neighbour describes her garden as large, in an to attempt to mitigate the fact that she wishes to build over a significant portion of it. It is not at all large and would be made very much smaller. One of the benefits to the community as a whole is that the central area of gardens is a benefit to all. It encourages wildlife in a massively concreted city. It provides a multitude of plants and trees that are good for the environment, as Camden readily acknowledges. To loose this or any part of it is a disaster.

3. The steps from my balcony at present go down to access to my garden without being enclosed on both sides by structures. This would totally change if the extension is build, greatly to the detriment of my property.

4 The plans do not show any detail. For instance as regards materials and drainage.

5 The plans are inconsistent.

I have not and do not give permission for my balcony to be removed, even on a temporary basis.

For the above reasons I would request that the application be rejected. In addition I strongly object to not being properly informed in good time about the proposals. Because of the Easter break I have not been able to consult in these very few days with professionals who might advise on what grounds this application should be rejected.

I would appreciate an acknowledgement of my email.

Kind regards

Jason Shenai

<http://www.milim.com>

Begin forwarded message:

From: Sebastian Camisuli MC <[REDACTED]>
Subject: Flat 48A Belsize Square , planning ref. 2017/1307/P
Date: 13 April 2017 11:44:03 BST
To: raymond.yeung@camden.gov.uk
Cc: Jason Shenai <[REDACTED]>

Raymond

Thank you for taking my call earlier

Following on from our conversation I would like to point out the following:

- Contrary to the declaration made in the application from, Jason Shenai, owner of the entrance flat was not notified on the first of December 2016

As such the application is invalid and should be withdrawn until Mr Shenai is properly notified

We would like to point out that with the previous application, ref. 2016/1307/P, no notification was served either. Very disappointing that to see that the same is happening again!

- In terms of the application drawing we have the following comments to make:

- Loss of amenity: the existing stair leading down to the garden will be completely enclosed by the development and will create a sense of enclosure and oppressiveness.

- Light pollution: the proposed skylights will illuminate the whole building during night time hours. These are not acceptable and should be omitted or at least built as translucent glass

- The felt roof is to acceptable as a roof finish. Felt has its place but not within the existing period property. We suggest for example a deck is installed to hide the felt.

- What is the edge detail to the roof? No detail is offered in terms of finish to the perimeter. Is there a coping stone or does the felt just dress over on all three sides. More clarity required.

- Steel handrail: paint with bitumen as the drawings say? I don't think so. The new hand rail should match exactly the existing, be made out of galvanised mild steel and painted black

- What are the arrangements for the soil ventilation pipe and the rain water gutters? No detail. An open vent close to the windows will not be acceptable. The toilet should connect to the existing SVP that goes to the roof.

- The roof plan shows a set back at the edge of 250mm. At what point does the building set back?

- Removal of the existing terrace: no method statement has been submitted to show how the terrace and the stair will be maintained during the construction works. A temporary terrace and access to the garden will need to be provided during the whole period of the construction works.

- How will the balcony levels be maintained and properly drained once finished? No detail submitted of roof level and existing terrace. All existing levels should be maintained in order not to create an additional step out on to the terrace.

Please review the points revised and let me know your thoughts.

Regards

Sebastian Camisuli

Martins Camisuli Architects

