

# CONSULTATION SUMMARY

## Case reference number(s)

2017/1123/P

## Case Officer:

Patrick Marfleet

## Application Address:

Belsize Place Garages

Belsize Place

Belsize Park

NW3 5AL

## Proposal(s)

Details of hard and soft landscaping required by condition 4 of planning permission 2016/6708/P dated 13/02/2017 for replacement of garages and car parking spaces with landscaped garden.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	0	No. of objections	02
					No of comments	00
					No of support	00
<b>Summary of representations</b>	The owner/occupiers of the adjoining properties at 10 and 12 Belsize Crescent have objected to the application on the following grounds: <ul style="list-style-type: none"><li>- New trees at the site will cast shadows on neighbouring gardens.</li><li>- Trees are higher than boundary wall by 1-2 metres and should be kept a minimum distance of 1m from it.</li><li>- Object to planting of trees against boundary of the garden as this will block sunlight to my garden resulting in loss of light to basement flat.</li></ul>					

***(Officer response(s)  
in italics)***

- *The submitted plans indicate that the proposed trellis boundary treatment to the south of the site would be set in 1m from the boundary wall. Furthermore, their height (4.5m) and distance (approx. 13m) from the rear windows of the neighbouring properties along Belsize Crescent would ensure no significant impact to the amenity of neighbouring residents would occur as a result.*
- *The size, location and volume of the new trees at the site are not considered to cause an unacceptable loss of amenity to neighbouring residents in terms of loss of light or outlook.*

Summary of comments:

*The proposed landscaping at the site is not considered to have a significant impact on the residential amenity of neighbouring properties in terms of loss of light, outlook or privacy.*

**Recommendation:-**

**Approve discharge of condition**