

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/1889/P	A. D-West	130 Belsize Road	12/05/2017 19:57:03	PETITNOB JE	<p>I would appreciate the Planning Committee considering and upholding the following:</p> <ol style="list-style-type: none"> <li>1. The FRONT BOUNDARY WALL should be replaced with white concrete cast stone balustrade not iron railings. Concrete cast stone balustrades is in keeping with the original profile of this Victorian terraces and is seen in most of the properties on the road and adjacent to the property under consideration. Such a sympathetic replacement would maintain and take advantage of the opportunity to restore the uniformity of the terrace in the Conservation Area.</li> <li>2. In a similar vein to #1 above, FLOOR TO CEILING GLAZING in the front elevation of the property would adversely affect the uniformity of the profile of the terrace, and would not be in keeping with the original design of the entire terrace.</li> </ol> <p>Aesthetically the terrace was designed and constructed as a single unified edifice. So much so that even though there are 3 distinct arrangements of the individual units composing the terrace, all are designed in such a way that the terrace still retains a unified, neat, uniform prospect. Such is the integrity of this characteristic that even though the facades of some properties might need much repair, architectural congruity can still be seen in spite of this.</p> <p>This aesthetic quality was and is an essential part of the design, appeal and premium buyers add to the value of this type of period terrace property. A notable example is the appeal and premium of the Georgian terraces designed by John Nash. Thus any change that steps out of the design of the facade or boundary wall which creates a variation in the uniformity of the facade would directly affect the appeal and value premium ascribed to properties in this terrace. It is for these very reason, inter alia, that Camden Council wisely sought to go so far as to prescribe the types and design of front doors and windows that would be permitted for properties in this middle section of Belsize Road (from Belsize Circus to Abbey Road); as well as precluding the paving over of front gardens and precluding attaching any foreign item such as satellite dishes to the facades of the entire terrace.</p> <p>Granting permission for the changes objected to as set out above will set a precedent that would spell the beginning of the degradation of the terrace as others will have grounds to ask to be similarly allowed to vary the facade of their properties. Such an outcome would be to the disadvantage of Camden"s efforts in this Conservation Area, a disadvantage to other residents and homeowners in the terrace and ultimately also a disadvantage to the Applicant"s own property. The terrace is a unified, uniform structure in design so having the odd one or two sticking out would be ultimately to all stakeholders" disbenefit.</p> <p>Lastly, from a historical perspective, it is also important to conserve the design of this terrace as the terraces that were originally on the opposite side of the road, mirroring the even number properties have already been destroyed; confined to history.</p>

Thank you for your consideration.

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