

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3743/P	Richard Fletcher	19A Belsize Crescent London	19/07/2017 14:25:53	OBJ	<p>The application proposes to add a 3rd floor to a 2 storey mews terrace via an unsightly, incongruous mansard to the detriment of neighbour amenity, and the character of the Belsize Conservation Area.</p> <p>The 3 north-facing dormer windows in the mansard at the rear would cause intrusive overlooking into the rear flats in Belsize Crescent, principally no 19, 17 and 15, which are just 10m away, and the gardens beneath. The proposed new dormer windows themselves would be overlooked by the flats in Belsize Crescent facing south.</p> <p>The raised peak and mansard at the rear replacing the pitched roof would have a raised vertical wall thus cutting out southern light from the flats and gardens of Belsize Crescent.</p> <p>The application seems to be using adjacent building no 5 Daleham Mews as a model for justification (section and elevation drawings). However 5 Daleham Mews is an unfortunate structure built illegally without planning permission in the 1960's. It is a contentious, highly unsightly, incongruous structure completely out of character to the Mews and the Conservation Area, built to the detriment of neighbour amenity with significant overlooking and the taking of light.</p> <p>The rear of no 7 Daleham Mews is visible from Belsize Crescent and from Belsize Park Mews. Raising the roof peak would upset the balance of the terraces (7-13) in Daleham Mews as seen from the street.. LB Camden must apply Article 4 Direction to ensure that the special character of the Belsize Conservaton area is preserved.</p> <p>The proposed roof extension, the 3rd floor, by reason of its height and mass would be an unsightly, incongruous and unduly prominent addition which would detract from the appearance of the existing building and would fail to preserve or enhance the historic Belsize Mews area and the Belsize Conservation area. Neighbouring residents would suffer significant loss of amenity, as the new windows would cause intrusive overlooking on a grand scale and the mansard and raised peak would restrict light to the flats and gardens to the south-facing rear of Belsize Crescent.</p> <p>The application must be refused.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3743/P	Jane Boardman	19A Belsize Crescent London NW3 5QY	24/07/2017 11:33:41	OBJ	<p>The proposal is to raise the roof ridge and create a mansard roof extension at the rear elevation. This will significantly reduce the sunlight and daylight to my garden and habitable rooms at No 19 Belsize Crescent as well as the adjacent houses.</p> <p>The mansard windows if allowed will be about 10 meters from my used rooms causing unacceptable overlooking of the rooms and garden and my neighbours' gardens.</p> <p>The rear roofline of No 7 can be seen from Belsize Crescent, Belsize Lane at the junction with Belsize Park Mews and from Belsize Park Mews. The proposed significant increase in bulk would detract from the Conservation Area amenity, it would not 'improve and enhance' the streetscape.</p> <p>This application must be refused.</p> <p>I have retained Francis Caldwell of Aragon Land and Planning Ltd who is filing an objection on my behalf.</p>
2017/3743/P	Sarah Fletcher	19E Belzise Crescent London NW3 5QY	19/07/2017 22:17:45	OBJLETTE R	<p>The application proposes to add a 3rd floor to a 2 storey mews terrace overlooking 15, 17 and 19 Belsize Crescent is an outrageous imposition on the nearby neighbours and to the conservation area as a whole.</p> <p>Put frankly, this is an overbearing extension in a conservation area where attempts to destroy the light and privacy of nearby neighbours should be prohibited. I ask Camden to consider those impacted by what is a greedy development and their right to live without the shadow of an overbearing new development.</p>

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3743/P	19 Belsize Crescent Limited	Secretary 19 Belsize Crescent Ltd 19 Belsize Crescent NW3 5QY	23/07/2017 13:43:32	OBJ	<p>This objection is presented on behalf of 19 Belsize Crescent Ltd, the owner of the freehold of 19 Belsize Crescent, wherein there 4 leasehold flats.</p> <p>In our view the proposal with 3 dormer windows in a facing mansard to the rear would cause an unlawful loss of private amenity to the living areas of the basement, ground and first floor flats of 19 Belsize Crescent through direct, intrusive and uninterrupted overlooking at a distance of about 10 meters. Overlooking would be direct down into the private garden of 19 Belsize Crescent. The planning test for acceptability via CPG6 is 18m between the windows of habitable rooms so at 10m it is clearly contrary to Camden's planning requirements by some distance. The angle of overlooking is acute and offensive.</p> <p>SPD – Camden Policy Guidance 6 defines how to access light and the 25° test. The prima facie data is as follows. The boundary wall of 7 Daleham Mews is 9m away from the rear of 19 Belsize Crescent. The wall rises 4m. If we allow 3m height for the first floor, and 3m height for the proposal mansard, and assume 10m from the rear of Belsize Crescent it gives an angle of 45 degrees + from the garden amenity area and the living areas in Belsize Crescent.</p> <p>The failure of the applicant to file a daylight and sunlight study and an overlooking study as part of the application is a glaring omission and LB Camden must insist one be filed. On a prima facie test, the application fails the sunlight and daylight 25° test by a wide margin. 19 Belsize Crescent Ltd is sufficiently alarmed at the prospect of approval without a proper study being presented it is commissioning it's own to demonstrate how this proposal is widely contrary to planning policy.</p> <p>Taken together the close proximity of the mansard proposal, the raising of the roof ridge, its height, bulk, dominance, and overlooking will be highly oppressive for this space and threaten our and neighbour amenity to an unlawful level</p> <p>In addition the proposal fails to preserve the Conservation Area. The proposal is visible from a number of public points in the Conservation Area (Belsize Crescent, Belsize Lane, Belsize Park Mews, Daleham Mews) and as noted in Article 4 Direction, LB Camden must be particularly sensitive in protecting the public view in the conservation area. No case in the Design and Access Statement, has been made by the applicant that the development enhances or preserves the Conservation Area. It would be out of keeping of the ambiance of the Mews. In its justification it relies on the design and scale of the extension at 7 Daleham Mews, an unlawful extension and a planning monstrosity in conservation terms. That cannot be right or proper.</p> <p>In order to protect resident amenity, preserve the Conservation Area and enforce widely accepted Camden Planning Policy this application must be refused.</p>