





31st July 2017

Planning Department
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Dear Planning Officer

We are writing to object to the planning application made by the Coach House in 50A Belsize Square. We are the managing agents for flat 4, 50 Belsize Square and are authorised to represent the owner in this matter.

We object to the proposed elevation of the Coach House and to the rear extension.

The proposed extension will significantly increase the proximity between the bedroom window in flat 4 and the proposed large glass extension to the rear of the coach house. The issue of privacy and overlooking into our client's bedroom window from all angles, including from the large window proposed will be exacerbated and thus privacy and sunlight significantly reduced.

The use of opaque glass is also not in keeping with the features of the properties in Belsize Park which are of historic value. The glass extension can be seen from street level and will hide the features of our building which is part of the Conservation Area.

We object to the proposed window on the second floor of the Coach House.

Whilst the applicant has omitted to show the exact position of the proposed window vis-à-vis the left flank wall of 50 Belsize Square, we object to the plan because the window will be too large and it will also overlook the bedroom. At present, the slim second floor window does not pose a major privacy issue while the proposed plan of extending the window will create an additional issue of overlooking and privacy.

We object to changing the proportions of the Coach House.

In our view the proportions of the building should be maintained. The Coach House is already not in keeping with the beautiful buildings in Belsize Park and any extension and pitched roof will deteriorate the situation.

Yours sincerely



Paul Ruocco
On behalf of the owners of flat 4, 50 Belsize Square, NW3 4HN

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