

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3348/P	Elaine French	Flat 2 11 Belsize Park London NW3 4ES	02/08/2017 00:06:08	OBJ	<p>I am the owner of Flat 2, 11 Belsize Park and a Director of 11 Belsize Park Limited. The Coach House is positioned immediately at the end of our garden, with flats 1, 3, 5 and 6 having immediate views of the Coach Houses's flank elevation.</p> <p>I write to register both my own personal objection to the proposed redevelopment of the Coach House, Belsize Square and the collective objection of 11 Belsize Park Limited and request a meeting with the planning officer on-site to discuss the impact of the proposed scheme upon our neighbouring property.</p> <p>There are several issues that we are concerned with being, in no specific order;</p> <p>It is noted that the applicant has failed to provide drawings of the side flank elevation, illustrating the relationship of the proposals with the gardens along Belsize Park and the flank elevation of 50 Belsize Square which I believe are impacted by virtue of the windows to this elevation. The applicant should be asked to provide the same, to ensure all neighbouring residents fully understand the implications of the proposed scheme.</p> <p>The proposed glazed rear double-height, full-width glazed curtain walling will have a detrimental impact upon the amenity of our rear garden which is used on a frequent basis by 6 out of the 7 flats at 11 Belsize Park. What is proposed is an exceedingly intrusive glazed extension, with immediate views over what is currently a private secluded garden with very little overlooking and currently little sense of intrusion from the existing two small rear windows. It would in short lead to a total loss of privacy to our garden.</p> <p>As the building is orientated in a splayed fashion, the residents at 11 Belsize Park will see not only the side glazed return but also the rear elevation, which would have direct views into the living room and bedroom of flat 1, the living room and rear bedroom of flat 3, the living room and bedroom of flat 4 and the living room, bedroom and kitchen of flat 6. This glazed section will be positioned to the middle of our garden maximising its impact.</p> <p>We are particularly concerned that at night fully lit, the rear extension will become a large light box.</p> <p>Currently the ground floor of the Coach House is circa 1.5 metres below our garden wall, the proposal to increase the ground floor height to effectively match the level of our rear garden will also increase the issue of overlooking, loss of privacy and loss of amenity.</p> <p>The rear design does not respond sensitively to the surrounding built environment. The large areas of full height &amp; width glazing are out of keeping with the conservation area and detract from the beauty of the neighbourhood and would set a poor precedent. The design is not to a high standard and does not enhance the immediate environment. A more sensitive traditional approach to the rear window fenestration would be far more suitable.</p>

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The increased bulk of the proposals, namely the increased height and glazed extension to the rear, will obscure the traditional features of the flank elevation of 50 Belsize Square, to those properties along Belsize Park, leaving instead an increased solid featureless flank wall.

I would also raise concern for the residents at 50 Belsize Square in case they are not aware of this application and have not submitted any comments and would again request that the planning officer inspect. I believe there is cause for concern with;

1) a lower ground window immediately adjacent to an existing slim line shed. The drawings appear to indicate that the applicants are extending their lower ground floor to encompass their neighbours bedroom window, building a light well in front of the window, which is to abut the applicants toilet. The light well appears to be enclosed by the glazed roof to this rear extension. This must surely mean a significant loss of light, let alone fresh air and loss of amenity. I cannot believe that this level of encroachment on a neighbours property is a precedent that Camden would willingly support.

2) There is a second window at lower ground level. In the absence of appropriate drawings it is difficult to establish how this may be impacted but no doubt it will be.

3) The bedroom window at first floor level would almost immediately abut the glazed extension, with a loss of privacy, light and amenity for that neighbour.

As there is no longer a requirement by the LPA to write to neighbours directly to advise on developments that may affect them, I would urge the planning officer to get in contact with these specific neighbours to ensure they are aware of the proposals and the impact upon them.

The solar panels located on the roof are out of context for this conservation area and should be omitted. It is noted that these are missing from the front and rear proposed elevations submitted.

The applicants do not appear to have heeded the advice given by Camden in its pre-consultation advice including the glazed return, the buildings massing and the contemporary nature of the rear design.

The disruption of a basement excavation will be considerable given the proposals to excavate to a depth of 4m to below street level extending across the footprint of the site. The 3 to 4 month excavation period indicated is unrealistic. It is noted that "Groundwater is likely to be encountered" to be managed by "sump pumping" which presumably requires the use of a generator, with associated noise. Basement excavations are lengthy and intrusive and should as a point of principle not be granted consent.

The applicants should be asked to clarify the following points;

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Given the glazed ground floor roof section, will this be weight bearing to allow for scaffolding for the remedial repairs and redecoration of the flank wall to 50 Belsize Square;

How is drainage to be managed, including water run off from the roof. Are all downpipes to run internally or are downpipes to be located externally, if so where and will these remain within the cartilage of their premises.

The impact statement does not consider the impact upon any neighbouring garden retaining walls. We will want assurance from the applicants that a party wall agreement will be entered into and that there will be no issue with subsidence or collapse of our rear garden.

The master bedroom leads onto a flat glazed roof. I assume this is not to be accessible and will not be used as a roof terrace. Confirmation is sought.

May I request that the planning officer dealing with this application contacts me to arrange a site visit prior to determining this application.

Yours sincerely

Elaine French

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