

Gentet, Matthias

From: Craig, Tessa
Sent: 02 August 2017 15:19
To: Planning
Subject: FW: The Coach House, 50A Belsize Square - Objection against Planning Application ref. 2017/3348/P

From: Rupert Litherland [mailto:Rupertl@rolfe-judd.co.uk]
Sent: 02 August 2017 14:48
To: Craig, Tessa <Tessa.Craig@camden.gov.uk>
Subject: The Coach House, 50A Belsize Square - Objection against Planning Application ref. 2017/3348/P

Dear Tessa,

I write on behalf of the freeholder of 50 Belsize Square, Kendale Property Investments Ltd, to object to the proposed development at the Coach House, 50A Belsize Square.

Having reviewed the plans and submitted information available online, we raise the following concerns:

- *Daylight* – the proposed development and rear extension would likely cause a detrimental impact upon the quality of light enjoyed by those rear flank windows. This should be carefully assessed by the Council to ensure that there is no impact.
- *Design* – the proposed development would cover some of the historic features on the building's flank elevation and further extend, unnecessarily, within close proximity of those existing flank windows. Whilst it is difficult to understand the true extent of the design due to limited drawings available, the proposal would appear to be excessive against the existing building and fail to acknowledge the particular constraints of the site.
- *Basement construction* – the existing building is extremely old and has in the past demonstrated concern over stability and possible movement. As a result, we expect the Council to carefully examine the applicant's basement impact assessment through an independent consultant to confirm the information provided is correct / sufficient. We also expect to see a draft construction management plan so that negotiations / discussions with the application can be undertaken to ensure the works will not impact the existing leaseholders of the building.

Please accept the above comments as an objection in relation to the planning application ref. 2017/3348/P.

Please don't hesitate to contact me should you have any further queries on the above matters.

Kind regards

Rupert

Rupert Litherland
BA (Hons) TP DipTP MRTPI
Senior Planner
DD 020 7556 1541

Rolfe Judd

Architecture Planning Interiors
Rolfe Judd, Old Church Court, Claylands Road, London, SW8 1NZ
T +44 (0)20 7556 1500
www.rolfe-judd.co.uk www.rolfe-judd.pl

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