

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3348/P	MCW Bertisen	Flat3 11 Belsize Park	03/08/2017 09:00:21	OBJLETTE R	

Dear Madam/Sir,

I am the owner of Flat 3, 11 Belsize Park and a Director of 11 Belsize Park Limited. The Coach House directly borders the end of our shared garden and my apartment directly overlooks the rear and side of the Coach House.

Having reviewed the planning application for the Coach House I believe my property will be severely impacted by the proposed plans. The privacy of my property will be in jeopardy, which will not only have implications on my living quality but also on the value of my property.

I am therefore registering my own personal objection to the proposed redevelopment of the Coach House in addition to a letter that has also gone out from 11 Belsize Park Ltd registering our collective objection. Below a summary of my concerns:

Privacy: What is proposed is an exceedingly intrusive glazed extension, with immediate views over what is currently a private apartment and secluded garden. Firstly in relation to my apartment: The proposed design with its side glazed return and rear elevation would have direct views into my living room, balcony and rear bedroom. This would lead to a significant loss of privacy, which was one of the main reasons for my purchase of the property in March 2017.

Secondly in relation to the garden: The proposed glazed rear double-height, full-width glazed curtain walling will also have a detrimental impact upon the amenity of our rear garden which currently has little sense of intrusion from the existing two small rear windows.

Conservation: The proposed design does not respond sensitively to the surrounding built environment and detracts from the beauty of the neighbourhood and would set a poor precedent. Pre-application advice emphasized that plans would have to comply with design guidance for the Belsize Park Conservation Area, but the plans seem totally at variance with the heritage and character of the surrounding buildings. Firstly, the increased bulk of the Coach House proposals, namely the increased height and glazed extension to the rear, will obscure my current view of the traditional features of the flank elevation of 50 Belsize Square. Secondly, 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.

Light pollution: I am particularly concerned that at night fully lit, the rear extension will become a large light box with light flooding into my living room and bedroom.

Noise disruption: 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 seems unrealistic. Basement excavations are lengthy and intrusive and should as a point of principle not be granted

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consent.


Incomplete application: I am concerned that the proposal fails to disclose critical information and that previous advice given by Camden council has not been incorporated. Firstly, the provided drawings fail to 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. Secondly, 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.

I believe the proposal is insensitive to the conservative nature of the area and shows little concern for neighbours surrounding the Coach House. I therefore object in the strongest possible terms and trust that this proposal will be refused on the basis that my privacy would be severely impacted and the conservative nature of the area would be negatively impacted.

I am at your disposal should you wish to conduct a site visit to experience the above with your own eyes.

Kind regards,
MCW Bertisen

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2017/3348/P	Samantha Ellis	Flat 6	02/08/2017 10:03:18	OBJ	<p>I am the owner of Flat 6, 11 Belsize Park and a Director of 11 Belsize Park Limited. The Coach House is at the end of our garden, and my flat (as well as flats 1, 3 and 5) looks out onto the Coach House.</p> <p>I am writing to register my own personal objection to the proposed redevelopment of the Coach House. (A letter has also gone out from 11 Belsize Park Ltd registering our collective objection.)</p> <p>I am extremely concerned that several things seem to be missing from the plans (or that there has been a failure to disclose them). There is no drawing of the flank elevation, to show how it would impact on the gardens all around the Coach House. The building at 10 Belsize Park is oddly excluded from the Desk Study Investigation even though it shares a border with the Coach House. There seems to be no consideration that a window at 50 Belsize Square will be boxed in, rendering one room in that building virtually unusable.</p> <p>I lived at Flat 6, 11 Belsize Park for 20 years, from 1997, and used the shared garden (overlooked by the Coach House) frequently. I have recently moved out & am letting my flat to tenants who consider the garden to be one of the main amenities of the flat. I believe that the Coach House's proposed development, with its massive double height, full width window, will make the garden far less secluded and private. It might also create a loss of daylight and sunlight in our (currently very sunny) garden.</p> <p>The flats themselves would also lose significant privacy. The residents of the Coach House would, I think, then be able to see into my living room, main bedroom and kitchen. One huge reason I chose to live on the top floor was so that I would not be overlooked. I believe that other flats at 11 Belsize Park (flats 1 and 3) would also lose privacy if the works go ahead.</p> <p>I also feel that when the lights were put on at night, there would be a lot of light flooding into our garden and into our flats.</p> <p>The Coach House ground floor is currently below our garden wall; if the ground floor is raised (as proposed), it will only add to the issues I have already outlined.</p> <p>I can see that the pre-application advice emphasized that the plans would have to comply with design guidance for the Belsize Park Conservation Area, but the plans seem totally at variance with the heritage and character of the surrounding buildings. At 11 Belsize Park we have always been very careful to maintain our building so that it fits with the conservation guidelines, and very aware of the history of the building and its traditional character. This proposal from the Coach House seems wildly insensitive to these issues.</p> <p>More worryingly, the failures to disclose significant information and to heed advice given by Camden in the pre-consultation advice, make me fear that the proposals have been put</p>

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					<p>together in a slapdash and insensitive manner with little concern for neighbours and for the area in general, and that, if approved, the works might be carried out in the same way. The works, needless to say, would cause significant disruption and noise to everyone at 11 Belsize Park and several other neighbours.</p> <p>In short, I object in the strongest possible terms and hope that this ill-thought-through proposal will be refused.</p> <p>Samantha Ellis </p>
