

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3348/P	James Maltz	Flat 7 50 Belsize Square	04/08/2017 18:32:40	COMMNT	<p>Dear Ms. Craig and the Planning Solutions Team,</p> <p>I am writing to object to the application for the demolition of dwelling and erection of new dwelling including rear extension, raised mansard roof and excavation of basement level at The Coach House, 50A Belsize Square.</p> <p>The reasons are the following:</p> <p>The raised mansard roof will lead to loss of light and privacy within my apartment. This will be a particular issue since there will be a fixed flat roof light installment in-front of my bedroom and bathroom, with a potential view into my bathroom which will significantly diminish my privacy.</p> <p>In addition, the raising of the roof will lead to a loss of light into the apartment as well as severely change the view out of my apartment.</p>

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2017/3348/P	Albert Herskovits	Flat 1 11 Belsize Park	07/08/2017 15:24:19	OBJ	7 August 2017

I am the owner/occupier of flat 1, 11 Belsize Park, NW3 4ES. I have looked through the planning application relating to 50a Belsize Square (the "Coach House") and read the objections on my fellow Directors of this building as well as those nearby who will also be affected by this massive project.

I agree with the various points made—that the proposal is totally out of keeping with design guidance for buildings in a Conservation Area as well as the loss of privacy to our communal garden (and my private garden just in front of it) by virtue of the side elevation having a direct view into my living room and bedroom. With large windows fully lit at night, this could this could indeed become a large "light box."

In addition, as my neighbor, Elaine French in flat 2 has pointed out separately, the probable use of generators operating sump pumps for the basement excavation would particularly impact those of us at the rear of our building, subjecting us to unacceptable noise levels for months on end. Frankly, I am appalled at the scale of this ill-advised project.

Finally, I would like to inject a personal note. I am elderly and in poor health. I recently recovered from miliary tuberculosis but nevertheless have ongoing respiratory issues. I suffer from pulmonary fibrosis which means I have serious breathing difficulties. I am usually short of breath.

As you will appreciate, I am deeply concerned that this application, if approved, will result in considerable dust and particulate matter wafting into my garden and flat from a construction site less than 60 feet away. This could impact on my health severely. It also means I lose the amenity of my garden during daylight hours making it virtually unusable for the duration of the demolition and construction.

I respectfully ask you to reject this planning application.

Yours sincerely,
Albert Herskovits
Flat 1, 11 Belsize Park

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2017/3348/P	Barrie Tankel	43a Lancaster Grove London NW3 4HB	07/08/2017 19:11:41	OBJ	<p>I represent the Belsize Residents Association.</p> <p>The applicant has submitted a new side elevation drawing (1507_PL_012) with notes stating that one window has been blocked up and other 2 windows serve non-habitable rooms.</p> <p>We object to this application for the following reasons...</p> <ol style="list-style-type: none"> 1. This extension will destroy the side elevation of No 50 by covering these windows in a building that forms an important part of the Conservation area. 2. By entirely covering these windows it removes the opportunity to use as habitable rooms in the future. The retention of the current level of glazing retains natural light and sunlight and that right should not be removed. 3. The owner may wish to reinstate the front window at a future date. 4. The size of the current building at 50A is modest and the increase in height is inappropriate. <p>Barrie Tankel FRICS On behalf of Belsize Residents Association</p>

2017/3348/P	Barrie Tankel	43a Lancaster Grove London NW3 4HB	04/08/2017 19:51:41	OBJ	<p>I represent the Belsize Residents Association.</p> <p>We object to this planning application.</p> <ol style="list-style-type: none"> 1. The East side wall of the existing top floor of 50A is located just 750mm from a flank window of No 50 Belsize Square. 2. Daylight and afternoon sunlight presently penetrates this window at the top. 3. The parapet of the proposed extension will rise circa 900mm above the existing roof line thereby eliminating all natural light AND afternoon west sunlight to this window. This is unacceptable and we ask that the application is refused. <p>Barrie Tankel FRICS On behalf of Belsize Residents Association</p>
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2017/3348/P	John	10 Belsize Park, Hampstead London NW3 4ES	06/08/2017 20:21:20	OBJ	<p>We are residents of 10 Belsize Park and we overlook the site of the proposed development.</p> <p>There are a number of points that we wish to bring to the attention of the planning committee:</p> <p>Whilst the application makes much of the improvements in the amenities that the new build will bring to the owners, it barely touches on the impact that the process will have on those of us in the immediate vicinity. We will be the ones who have to live with the noise, dirt and disruption that this work will undoubtedly bring to the area and the changes that the new building will bring into effect, but this seems to have been dismissed in one short paragraph.</p> <p>The proposal is to demolish the existing building and excavate down to a new basement level, some 3.5 metres below the existing ground floor level. This will undoubtedly involve the use of heavy machinery, both to expedite the demolition process and then to dig out the ground to the required depth so that a new concrete foundation slab can be poured. There is only the vaguest indication of how long this process will take, what it will involve in terms of disruption to the the area and how it will impact on our quality of life. The demolition of the block of flats in Lancaster Grove, despite the care with which it was done, has resulted in an increase in heavy goods vehicle traffic, construction noise and the creation of a miasma of dust and dirt, covering a wide section of the surrounding area. We can only expect that, with the work being carried out a few metres away from our own property, that we will be subjected to much worse.</p> <p>There is also concern that the demolition of the existing building will render the rear of the garden of this and the next door property open and exposed to potential security problems, something that does not seem to have been addressed in the planning application as it stands.</p> <p>Currently, we look out of the rear of our building at a vast expanse of featureless wall, the west elevation of the existing building: until the occupants of the Coach House demanded that it be cut down, a large deciduous tree in the back garden of the basement flat of our property provided a natural acoustic absorber which dispersed the reflected street & traffic sounds from the main road of Belsize Park. This is no longer the case and, as a result, the ambient noise level at the rear of our property has increased considerably, both from traffic and from other intrusive street sounds. The planning application shows that this wall will now be even bigger than it was before, exacerbating, rather than relieving the noise nuisance. Actually, it's quite difficult to ascertain how the west elevation of the proposed new building will look as any drawings are conspicuous by their absence, with the exception of a rather constrained "artist's impression" mock-up from Belsize Square, the angle of which hides rather more than it shows. The addition of the glass extension will provide yet another reflective surface and it remains to be seen just how opaque the glass walls will be, and to what extent this will impinge on the privacy of this whole row of houses in Belsize Park.</p>

To summarise, most of the planning application, aside from the very comprehensive

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Basement Impact Assessment, seems more concerned with describing the eventual outcome of the build, rather than the disruptive process in achieving it, paying little attention to the affect it will have on neighbouring properties, during the process of demolition, construction and after completion, and lacks crucial detail in terms of the extension and appearance of the west elevation. We feel that this should be the subject of intense scrutiny by the planning committee.

We also note that the application has been made at a time when many of the residents of the area are away on holiday and that the very small single notice of a planning application tacked onto a lamppost is hardly likely to catch the attention of those who might wish to comment. Given the minimal cost implication of circularising the immediate area, it's difficult to see why Camden Council no longer considers this a necessity.
