

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/3348/P	John Hardy and Gareth Hardy	12 Belsize Park London NW3 4ES	10/08/2017 13:20:59	OBJ	<p>I am the leaseholder of the hall floor flat, 12 Belsize Park and I am also Secretary of 12 Belsize Park Limited. The Coach House is positioned immediately behind our neighbours' garden, which is next to ours, and is thus adjacent to the end of our garden. The area immediately behind the back of the Coach House runs up behind the back of our garden. The flank and rear of the Coach House are immediately visible from our garden and the properties of the other residents at 12 Belsize Park.</p> <p>I wish to register my strong objection to the proposed development of the Coach House, Belsize Square and register the collective objection of 12 Belsize Park Limited. I would like to request a meeting between the planning officer and my younger son as my representative, on-site to discuss the impact of the proposed scheme upon our neighbouring property.</p> <p>There are a number of issues that we are very concerned with;</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 provide these drawings, 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 substantially overlook our garden and its rear face will look directly into our garden, having a detrimental impact upon the amenity of our garden. What is proposed is an extremely intrusive glazed extension, with immediate views over what is currently our private secluded garden with very little overlooking and currently a limited sense of intrusion from the existing windows of the Coach House. It would in short lead to a total loss of privacy for our garden. In addition, as the building is orientated in a splayed fashion, we will see not only the rear elevation, but the side glazed return, maximising its impact.</p> <p>We are particularly concerned that at night fully lit, the rear extension will become a large light box, intruding into our garden and effectively eliminating the privacy of our garden.</p> <p>Currently the ground floor of the Coach House is about 1.5 metres below our neighbour's garden wall, the proposal to increase the ground floor height to effectively match the level of their rear garden will also increase the issue of overlooking, loss of privacy and loss of amenity to both our property and our neighbour's property, as well as the opposing property at 1 Belsize Park Gardens, and particularly 1a Belsize Park Gardens.</p> <p>The rear design in is conflict with the surrounding built environment, which is a conservation area. The large areas of full height and width glazing are out of keeping with the traditional architectural style of the surrounding houses and both obscure and substantially detract from the beauty of the neighbourhood, the decorative stucco plasterwork below the eaves and down the sides of the houses. In addition they would set a poor precedent. The design is not</p>

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to a high standard and detracts from, rather than enhances, the immediate environment.

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 and in addition 1 and 1a Belsize Park Gardens, leaving instead an increased solid featureless flank wall.

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 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. Introducing solar panels at the Coach House would set a poor precedent in this conservation area.

As the LPA is no longer required to directly communicate with neighbours to advise on developments that may affect them, and Camden has posted notice of the proposals online only during the period of the summer holidays when many residents are away, I am anxious that the residents at 50 Belsize Square and at 1 and 1a Belsize Park Gardens may not have been made aware of this application. I urge the planning officer to contact these specific neighbours to ensure they are aware of the proposals, as well as the residents at 10 Belsize Park who will also be adversely affected.

In particular residents at 50 Belsize Square may be affected because the lower ground window of their property will be enclosed by the glazed roof of the rear extension. This must surely mean a significant loss of light, let alone fresh air and loss of amenity. I find it shocking that this level of encroachment on a neighbour's property is a precedent that Camden would willingly support. Other windows on both the lower ground level and first floor level of 50 Belsize Square would also be affected by the proposed extension.

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 at all times. Basement excavations are lengthy and intrusive and should as a point of principle not be granted consent.

The considerable excavation required for construction of a basement at the Coach House may cause subsidence in our garden, damage to the brick garden wall that separates our properties and further more is liable to cause damage and or disease to existing trees, shrubs and plants in our garden.

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The impact statement does not consider the impact upon any neighbouring garden retaining walls.

The applicants should be asked to clarify the following points;

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, collapse of our rear garden, damage or cracking of our party wall, flooding in our garden, hazardous materials in our garden, or damage to trees, shrubs and plants in our garden.

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 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.
