

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/4514/P	Thomas Budd	59 Lancaster Grove London NW3 4HD	02/10/2017 16:02:53	OBJ	<p>1. I am a resident of Lancaster Grove, London NW3.</p> <p>2. I object to planning application 2017/4154/P.</p> <p>3. The property is within the Belsize Conservation Area.</p> <p>4. The planning permission granted in May 2008 (2007/0923/P) specified a dwelling of a traditional Arts and Crafts design.</p> <p>5. In 2014 amendments to the proposed design were approved. The materials approved were red brick, stone and reclaimed slate, in keeping with materials commonly used in the local area and reflecting architectural elements found in the local area.</p> <p>6. A further planning application 2016/3965/P was submitted in July 2016 and was refused. The London Borough of Camden (LBC) stated, in refusing the application, that: "The proposed house, by reason of its design, detailing and materials, would be unsympathetic to the surrounding context and would not preserve or enhance the character and appearance of the Belsize Conservation Area contrary to Policy CS14 (Promoting High Quality Places and Conserving Our Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Policies DP24 (Securing High Quality Design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Development Policies."</p> <p>7. The current application has strong similarities to the application refused in 2016, and should be refused for similar reasons.</p> <p>8. The current application appears to take no account of the traditional Arts and Crafts design that was central to the planning consents previously given in relation to this property. It is not in harmony with the other dwellings on the south side of Lancaster Grove (the roof in particular is ugly and out of character with the neighbourhood). It detracts significantly from the amenity of the neighbourhood. Its scale is out of proportion to the surrounding properties on both sides of Lancaster Grove. It would not preserve or enhance the character and appearance of the Belsize Conservation Area, contrary to the LBC policies listed in paragraph 6 above.</p> <p>9. It is of vital importance to the integrity of the planning process that planning laws are seen to be complied with and that persons who carry out construction work in breach of applicable laws do not benefit thereby and are held to account. For that reason, if this latest application is refused (as I believe it should be), it is important that LBC evaluates whether the building on this property is in compliance with the planning consents previously given and, to the extent that it is not, that appropriate enforcement action is taken.</p>