

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2017/6068/P	Sarah Withers	4 Bellgate Mews	03/12/2017 17:14:59	OBJEMPE R	<p>My concerns about this proposed building are that it will be a quite considerable encrachment on Bellgate Mews where I live.</p> <p>The mews has a lack of light on the north side anyway and to have this substantial building as well will knock out further light making the light levels in the houses nearest it low and dingy.</p> <p>In addition, the area in front of the mews houses is used by all all the residents as a communal area, the proposed building would loom over the mews encroaching on our communal space and affecting anyone using the area.</p> <p>Looking at the plans it would seem that this is a bit more than a shed in size and design.</p>
2017/6068/P	Robert Ryan	6 Bellgate Mews London NW5 1SW	04/12/2017 17:46:57	OBJ	<p>The proposed building at the rear of 29 Dartmouth Park Road, called a "shed" in the planning application, is in fact a substantial pavilion-like structure, running the entire width of the garden. It is also almost 3 metres high in total. Given the height discrepancy between the ground at 29 Dartmouth Park Road and that of the Bellgate Mews communal areas (no 29 is much higher), it will protrude above the boundary wall by almost 50% of its total height. Bellgate Mews is a unique enclave that, while not as grand as Dartmouth Park Road, has its own merits, one of which is the feeling of privacy. The two garages at the end of the mews (for 7 & 8) are not used for cars, so there is no traffic, and the toddlers living in the mews use the area for play/walking. Because the houses in the mews have tiny patio gardens, we use the space for communal activities – such as residents' picnics in the summer, which take place outside 5,6 & 7. For many parts of the day that area is sunnier than the gardens. Hence the benches and chairs put out there.</p> <p>A building like this, built right against the boundary wall, feels like an encroachment into the mews space. There is a danger that the section faced by numbers 7 and 8 Bellgate Mews will begin to feel claustrophobic. They will certainly be aware of the new building looming over the wall. It may well affect the light at that end of the mews. It is the substantial nature of the whole enterprise that is also of concern, as it constitutes massive over-development in a protected area. Fifteen or sixteen square metres of permanent building on green space. Coupled with the large extension that received planning permission in July 2016, a significant percentage of the "green" space on the land of number 29 will have been built over. The conservation area and Camden Council quite rightly have strict policies regarding the loss of open space and this would surely breach them. It also sets a very poor precedent, not just for the mews but the area as a whole. If others were to follow suit, the mews would feel completely boxed in by new development. I strongly object to the erection of this shed.</p>

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2017/6068/P	Rachel Owen	1 Bellgate Mews London	03/12/2017 20:29:15	OBJ	Dear Sir or Madam

I would like to object to the proposed shed at 29 Dartmouth Park Road.

My family and I live in the mews at the rear of the property. We are concerned that the shed could have a material and detrimental impact on the mews and its residents.

In particular, we are concerned about the likelihood of overshadowing and loss of light in the mews, particularly as the plans for the shed indicate that it would go significantly higher than the boundary wall. While the plans submitted seem to suggest that the ivy on the boundary wall could provide some mitigation, this is not a permanent feature and indeed is chopped back as part of our regular mews maintenance programme. We therefore do not believe this would be an effective mitigation.

We also have serious concerns about the overall sense of encroachment for all mews residents that would be caused by a new structure of this size being built so close to the mews.

Having the mews overshadowed and encroached upon by a large structure such as the one proposed would change the character and day-to-day use of the road considerably. The mews is treated as a communal space in which all residents can gather, and the traffic-free area at the far end (i.e. the area which directly adjoins No 29 to the rear) in particular is frequently used as a place for residents' children (including our own toddler) to play safely. Indeed, particularly given the lack of outdoor space at the back of our house, we very much treat the street as a communal front garden - as do other residents: neighbours have a drink together if the weather's nice, and we sometimes pull tables out and eat together. This would all be significantly impeded if a large new structure were to change the light, visual amenity and overall character of the street - which we believe would be the case were this application to be successful.

I hope you will take these considerations into account in making your decision. Please do not hesitate to contact me should you need any further information.

Best wishes,
R Owen
