

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/0184/P	S Wolf	Flat 1 39 Belsize Square	09/04/2018 15:28:27	INT	<p>My comments on the application are as follows:</p> <p>This application is being used to normalise the breach of the consented scheme that was not followed during construction and the addition of the raised platform or deck. As such, it feels like people in the area are being forced into accepting it and the Camden Planning Department have no intention to objecting to it. This is inequitable.</p> <p>In allowing the incremental increases in height /volume /mass of this structure Camden Planning Department sets a regrettable precedent for similar structures being planned in this area in the future. In the planning expectorate report that granted planning approval (on appeal) it was understood that the height of the summer house was 2.7m (to the top of roof light but less to the roof level). The MMA signed off by the planning department increased this to 3:00m and it is now proposed that it has been built at 3:18. This is approximately 500mm higher than the original proposal. This is objected to on the basis that had these figures been used in the original application it is questionable whether the Planning Inspectorate would have approved the scheme.</p> <p>The proposal is objected to on the basis the structure now constructed in this confined location is simply to large and as such, negatively impacts on the conservation area, negatively impacts on peoples views from many adjoining flats - this is extreme in some cases.</p> <p>The details of the revised 'as built' section through the summer house has no dimensions, although these are identified on the associated elevation. Cross referencing this drawing with the 'as approved drawing' It is clear that there is some ambiguity on the dimensions, the design and height of the roof/parapet both front and rear. The actual condition needs to be clarified.</p> <p>The new timber deck effectively extends around the base of the summer house (at the internal finished floor level) stepping down to garden level, for the entire width of the garden. The platform appears to be constructed at a height of approximately 400mm above grade - this is not an insignificant structure. When read together, the deck is effectively an extension to the summer house and has the affect of increasing its perceived mass, for the entirety of the width of the garden. This is counter to the Planning Inspectorates report (point 7). it is questionable whether the Planning Inspectorate would have approved the scheme with this detail.</p> <p>In summary then, the proposal is objected to on the basis the structure now constructed in this confined and sensitive location is simply to large and as such negatively impacts on the conservation area, along with peoples views from many adjoining flats. Using this planning application to normalise the effects of the breaches on the original consented scheme with the added raised platform seems to be forcing people into acceptance. It will also be used as a president for forthcoming applications, which is bad news for the Conservatives Area generally, and more specifically, peoples enjoyment of this green open space.</p>
2018/0184/P	Consuelo Phelan, hon. Tree Officer, Belsize Residents' Association	54 Belsize Park London. NW3 4EE	10/04/2018 07:01:28	COMMEM AIL	No indication is given as to the fate of the tree currently growing through a specially made space in the deck. I hope this tree will be preserved, and that the Tree Team will be alerted to its presence.

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