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140b Belsize Road, London, NW6 4BG

FAO Stuart Clapham,  
Case Officer,  
Development Management,  
Camden Town Hall,  
Judd Street,  
WC1H 9JE

9 April 2017

For the attention of Stuart Clapham, case officer

Dear Sir

**Reference: PLANNING APPLICATION 2018/1439/P**

**Erection of a single a story rear extension at lower ground floor level. Alteration to front fenestration. Increase in length of front lightwell and new railings to the front with associated landscaping (retrospective) at 140 Lower Ground and Ground Floor Flats, Belsize Road, London, NW6 4BG by Mr Ian Hislop**

I write in connection with the above planning application. I have examined the plans and I know the site well as owner and occupier of the flat directly above where the works are proposed. I wish to object to the retrospective change to the the doors and windows at the front of the property, from timber framed (as was granted in application 2017/1889/P) to UPVC. My objection to the application is that the use of such materials is in breach of Camden Planning Policies and supporting documents which have been developed to help guide planning decisions, and offer no positive impact to the building and the surrounds.

Through the implementation of these policies and adherence to these documents by developers, residents and the Planning Authority Belsize Road, has maintained a good character and design that warrants protection. A high percentage, if not all, the properties, on the north side of Belsize Road between Fairhazel Gardens and Abbey Road, have timber windows and doors.

*The South Hampstead Conservation Area, Character Appraisal and Management Strategy*, February 2011, was prepared by the Conservation & Urban Design Team at London Borough of Camden, to 'define the special interest of the Conservation Area'. The documents intends to help the community recognise the key attributes of the area and therefore they can be protected and managed appropriately, including putting in place a strategy to ensure 'appropriate enhancement' (paragraph 1.4).

The specific mention of windows and doors, and the materials used throughout the document highlight the fact they are an important feature that should be protected. Belsize Road lies within the conservation area, and number 140 is situated in the middle of a terrace of 62 properties that are broadly uniform in character, with wooden doors and wooden sash windows. There are many statements within the document that suggest that installing windows and doors as proposed is not in keeping with the Council policy. With reference to the document:

both require ongoing management, and if managed appropriately the timber frame windows will last longer. Cost is of course a factor for the developer, but should not be enough of a factor to result in permission being granted given the detrimental effect on the area and the policies set out by the Council.

As such, the retrospective planning application, for UPVC windows, French doors and composite material doors should not be permitted.

I am however fully supportive of the proposal for the use of winter beach hedging at the front of the property, this will enhance the area and provide a good balance between hard and soft landscaping at the front of the property as advised in 6.35 of Camden Planning Guidance - Design, CPG 1, London Borough of Camden. If possible I would hope the Council would put obligations on the developer to ensure the planting is sufficiently managed, particularly in the first year to ensure that the planting has the greatest chance of survival and being a positive addition to the streetscape.

I note that there is a discrepancy between the 'proposed plans' of the 2017 application and the 'existing plans' in the 2018 application. This suggests that what has been built is not in keeping with what was granted pursuant to the 2017 permission. These differences include

- Number of bedrooms (Ground Floor- studio to one bed, Lower Ground Floor - one bed to two bed)
- The extent of excavations at the rear of the property,
- The scale of the bi-fold aluminium doors at the rear, (although the change in the material used is sought)
- The number of and positioning of the roof light in the rear extension.

It does not appear that this application is seeking retrospective permission for these changes, some of which, are (I believe) material changes i.e. number of bedrooms. Section 17 of the Planning Application does not give detail of these changes. The other changes I believe are non-material changes, but something the council should still be aware of given the difference to what was consented in 2017 pursuant to application 2017/1889/P

Given my comments above I think application 2018/1439/P is ill judged when viewed in context of planning policy documents that have been adopted by the London Borough of Camden, the consent that was granted little over 6 months ago and the works that have been done that are not in keeping with the 2017 permission.

Yours Sincerely

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Georgie Harding-Edgar MRICS