

[REDACTED]

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**From:** Katie Gwilliam [REDACTED]  
**Sent:** 28 September 2018 10:35  
**To:** Diver, John; Planning  
**Cc:** Rupert Litherland  
**Subject:** RE: 180924 - Letter of Objection against Planning Application 2017/3348/P at 50A Belsize Square

**Importance:** High

Hi John,

I have tried contacting directly by your landline, if you could call me back sometime today it would be much appreciated.

Further to my email below, and with regards to our Clients' objection at 50 Belsize Square (neighbouring property) to the proposed development at 50A Belsize Square, we are concerned that a recommendation to grant permission has been made without our Clients' key concerns being addressed.

As detailed within our Letter on behalf of our Clients at 50 Belsize Square, the primary concern of the revised proposal are as follows:

- ∞ Potential of greater overlooking issues due to the positioning of the proposed rear windows and their connection to 50 Belsize Square's rear habitable room (Flat 2), which would create greater impact on privacy issues; contrary to Local Plan Policy A1 and Camden's Planning Guidance on Amenity.
  - ∞ The proposed rear lightwell at lower/ground floor level would create a 'boxed-in' affect which would negatively impact upon our Clients in Flat 1 (lower ground floor) outlook.
  - ∞ The proposed rear door would allow there to be further overlooking issues due to evident angled view, allowing future occupiers to see directly down into Flat 1's neighbouring bedroom window (**as shown in drawing 1507\_PL\_013**); contrary to Local Plan Policy A1 (Managing the Impact of Development), and Camden's Planning Guidance on Amenity.
  - ∞ The proposed height of the building and its connection with our Client's rear windows would inevitably cause greater overshadowing and a reduction of daylight and sunlight into the rear habitable rooms of Flat 1 and 2.
- The applicant has not provided a daylight/sunlight report to address this and issues related to the above concerns. Why has this not been requested?

Our other concerns have been highlighted within the report. Therefore, due to the raised concerns, we would recommend site visit as soon as possible so that you're able to see the site itself and understand the connection between the application site and our Clients' property.

Please can you provide us with a response to this email as soon as possible and in the meantime, please can you urge the delegated members to defer the decision, so that there is adequate time to allow us to make our representations on behalf of our Clients for application 2017/3348/P.

If you wish to talk over the phone regarding this, my direct number is 020 7556 1510.

Kindest regards

Katie Gwilliam

**Katie Gwilliam**

Planner  
DD [REDACTED]

## Rolfe Judd

### Architecture Planning Interiors

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**From:** Katie Gwilliam  
**Sent:** 24 September 2018 12:50  
**To:** 'Diver, John'; 'Planning'  
**Cc:** Rupert Litherland  
**Subject:** 180924 - Letter of Objection against Planning Application 2017/3348/P at 50A Belsize Square  
**Importance:** High

Dear John / Planning,

We write on behalf of our Clients at 50 Belsize Square to formally object against the planning application 2017/3348/P at 50A Belsize Square (The Coach House), on the grounds of potential overlooking, loss of privacy and increased loss of daylight/overshadowing.

Please find enclosed; the letter of objection which expands on the issues above. We would request for this response to be made public on the Council's website.

Should you have any further queries, please do not hesitate to contact us.

Kindest regards,

Katie Gwilliam

Planner  
DD 020 7556 1510

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