

Planning Department
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ



1 t October

by E-mail

Attention Mr J Diver

RE The Coach House 50A Belsize Square London NW3 4HN
Objection against Planning Application ref. 2017/3348/P

We are the owners of [REDACTED] and write to object to the renewed application numbered as above.

We have not been served with Notice of this Application as should have happened and it has only now come to our attention. This is why our Notice of Objection is only being submitted today but in the circumstances we require it to be taken into account as it would otherwise be unfair .

We remain concerned about the potential impact upon our property and the remainder of [REDACTED] and the conservation area.

Our major concerns are loss of privacy and light .

The renewed application still does not address significant issues such as the potential impact of overlooking [REDACTED] . We also believe that the scheme still has not acted upon the Council's pre-application advice as to design.

Our flat is located on the first floor of [REDACTED] . There is one window of ours which directly faces the side elevation of [REDACTED] . We are concerned about overlooking if the development as proposed goes ahead and also by the proximity of the proposed development to the existing building of [REDACTED] as a whole in addition to the fact that it will reduce natural light to our room.

We are concerned that the design as to window size is excessive and also out of character with the surrounding premises and would be clearly visible.

Our understanding is that Chapter 7 of CPG6 (Amenity) addresses privacy and overlooking issues and states that development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree.

We are concerned that the proposed works will significantly increase overlooking between each property. Amongst its effects on others this will reduce our privacy. This is surely in conflict with Policy A1 (Managing the impact of development) of the Local Plan which seeks to protect the quality of life for occupiers and neighbours and to refuse development which would cause unacceptable harm to amenity. We are asking that the scheme be refused on these ground.

We also object on the ground that the development as proposed is not in keeping either with the main property, of which our flat is part, or with its neighbours. It will adversely affect the character or appearance of the conservation area. If built as proposed, the building will obscure the flank elevation of No. 50 and its ornate design and blind windows. The increase in height via the proposed mansard roof would inevitably block the view of much of these features and therefore have a negative impact upon character and appearance of the conservation area.

The proposed development would require a significant amount of excavation within the residential area and would therefore also be highly likely to have an impact not only on our residential amenity but upon that of other adjacent neighbours and the surrounding highway network.

We would ask that the above objections be taken into account when the application is determined and that the application be refused.

Yours faithfully

Tony Moore and Marian Davies