

---

**From:** [REDACTED]  
**Sent:** 20 September 2018 16:52  
**To:** john.diver@camden.gov.uk  
**Cc:** [REDACTED]  
**Subject:** 2018/3539/P 9a Daleham Mews London NW3 5DB  
**Categories:** Comment/Obj

Dear John,

This application fails at the rear on distance and overlooking as it will give direct views into the habitable rooms of 13 15 17 & 19 Belsize Crescent this application if approved will add to the cumulative impact of sense of overbearing enclosure of what little private space remains at the rear of the above properties.

This application to the rear of the property provides no increase in the housing stock by way of additional rooms, the existing rooms are well served for light by the plethora of Velux windows, in short its cosmetic and intrusive by virtue of the overlooking.

XUL Architects say "The balcony at the rear will have direct access from the first floor. Due to the high parapet wall at the rear of the site boundaries, there will be minimal views of the proposed alterations to the neighbouring properties" but in reality the parapet wall to the proposed terrace is no more .86/.87 of a metre, this can be picked from the proposed rear elevational drawings, the simple way to understand this is to compare the height of the doors and the parapet wall. It should also be noted that 9a abuts number 9 if standing on the proposed terrace it would be possible to look down through the Velux windows of number 9 which would provide a angled direct view into the small bedroom of number 9.

See photograph below taken from the [REDACTED] floor of [REDACTED] Belsize Crescent which clearly shows the extent of the overlooking.



The photograph below shows the same close aspects from the 1st floor of [REDACTED] Belsize Crescent.



Below is a view of [REDACTED] Daleham Gdns to the left of photograph and [REDACTED] Daleham Gdns to the right. this illustrates the over looking from [REDACTED] DG.



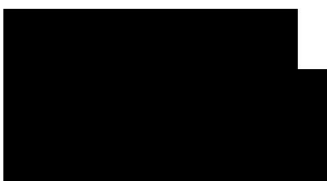


Below is the summary from XUL Architects  
Summary:

"In conclusion, we consider the proposal to be in line with relevant planning policies and adheres to the guidelines applicable to Conservation Areas. With the proposal's sympathetic approach to the location in mind, it is respectfully requested that the application is considered and planning permission is granted for the proposal. "

We feel therefore that the rear aspect of this application **is not relevant to current planning policies** and ask that it be rejected.

Kind regards



I