

07 May 2019

Camden Council Planning Department  
London Borough of Camden  
2nd Floor, 5 Pancras Square  
Kings Cross,  
London  
N1C 4AG

Dear Sir,

**39A Belsize Square - Summer House Modifications Planning REF:2018/0184/P  
Registered 15/03/2018**

I note that further documents have recently been uploaded to the Camden Planning Portal in support of the above application. In essence, this application seeks to normalise the 'as built' condition that varied from the consented scheme as a result of changes during construction, along with further additions that have taken place since, such as the addition of a significant raised platform/deck. I write to highlight specific concerns on this further supporting information in the expectation that it will be considered.

By way of background and for the avoidance of doubt, I confirm the summer house was approved under planning permission granted on 28/04/11 (Appeal Ref: APP/X5210/A/10/2142052) and as varied by MMA (Application Ref: 2012/4083/P) dated 19 November 2012.

The points I have on the recent supporting documents are set out below:

Reply to Camden Council - In email format addressed to Nora-Andrea and dated 18 February 2019 along with other supporting information. The intention of these documents is stated to clarify 'confusion on the dimensions of the outbuilding, as well as of the decked area' but I do not believe it does this for the following reasons

1. MMA (Application Ref: 2012/4083/P) dated 19 November 2012.

Although the document quotes the Camden planning officers report in the determination of the MMA, I don't think it is right to say that the concession to increase the height of the building from 2.7m to 3.0m was a 'marginal increase' given the highly contested nature of original application and the enclosed nature of the site. Moreover, the appeal officers report was prefaced on 2.7m being the total height of the structure and not 3.0m and certainly not 3.2m or 3.5m.

This then leads to what the actual height of the building is now. Accepting the measurement given by the applicant of 2830mm as the above deck height of the structure, you need to add to this the dimension the deck to ground floor level which is a dimension of approximately 300mm - which is a result of the summer house being constructed on a deep concrete raft. This gives an overall minimum dimension of  $2830+350 = 3180\text{mm}$ . **Which equates to a difference with the originally approved scheme of nearly 500mm.** It would be very difficult to see how this 'as built' height could be approved under an MMA, by the planning authority or in fact, at all. Half a meter higher than the original scheme and the expectation of the appeals officer that it was not to exceed 2.7m. in height.

Counting the bricks of enclosing walls is irrelevant in this context.

Note: Photo of height dimension attached for information.

## 2. Roof Redesign

Reference is made in the document to the direction of the slope of the roof and the position of the rainwater pipes being 'slightly' altered. The reality is the design was fundamentally modified, going from a roof to a pitch to a flat roof which should not be construed 'slight'.

## 3. Reduction in Floor Area

No check dimensions were submitted by the applicant so difficult to corroborate statements in respect of reduction of areas. However, the fact of the matter is a small cutback on front and side does little to reduce the bulk of this large structure.

## 4. Boundary Wall Height

The photograph in the document shows the height of the surrounding wall as approximately 1200mm. The height of the wall shown in the drawings (and on all previous applications) is 1500mm. This error suggests that less of the buildings structure and bulk will be visible to occupants of adjoining properties to the side and rear, when this is not the case - the sections in the supporting information should ideally be corrected.

## 5. Elevations

The elevations of the consented scheme show four glazed doors to the south (front) elevation. However on site t three larger units have been used.

## 6. Deck

This comprises a timber frame structure with timber decking top surface that effectively extends around the base of the summer house (at the internal finished floor level) stepping down to garden level. It appears to extend to the entire width of the garden.

Whilst the 'before' and 'after' plan showing the extent of the decking that now exists could be quite useful it is not accurate. For example, the 'green areas added' are annotated where currently decking exists - adjacent to side doors. The plan needs to be viewed with this in mind.

However, whilst there are errors, you can see clearly that approximately a third of the garden is now decking constructed at a height in excess of 300mm. Setting aside the loss of greenery, the deck reads as an extension to the summer house being a larger contiguous timber structure, adding to the bulk and mass in this confined area. This also runs contrary to the appeal decision where the officer noted that the structure **'would occupy a small portion of the back garden and would not infill the rear space between the buildings'**.

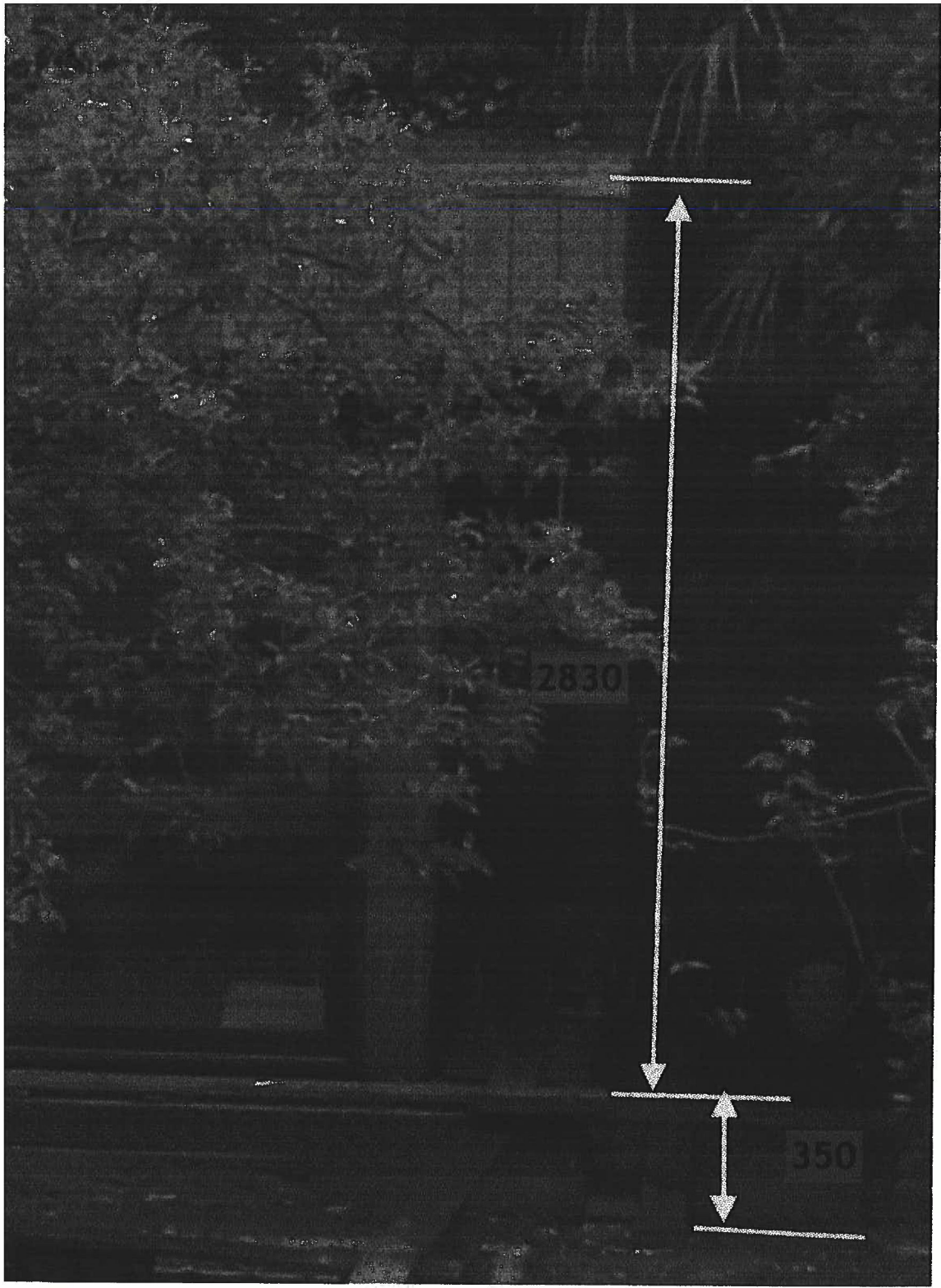
As a general point, as the raised platform appears to extend to the full width of the garden of number 39A, it raises privacy issues for the adjoining properties to sides and rear - the height of the existing walls is relevant.

I trust these points will be given due consideration in your determination of this application. Given the scope and nature of the changes it was absolutely right in my view that a new planning application, Consideration of the appeal officers report and the parameters that were set out need to be closely scrutinised.

Yours sincerely

Stuart





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