

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/2971/P	Ian Simpson	31/07/2019 18:43:11	OBJLETTE R	

Camden Department of Planning
London Borough of Camden
c/o Town Hall, Judd Street
London
WC1H 9JE

30 July 2019

For the attention of Mr Ben Farrant,

Ref. Application Ref: 2019/2971/P
Proposed 2 Storey Side Extension and Alterations at
30 Upper Park Road, Belsize Park, London NW3 2UT

Objection to Proposals as Submitted

The application documents do not appear to include CIL statement/forms.

.....in which case the application is probably INVALID.

However, I comment as follows:

This response supports other notifications of objection

Having viewed the drawings and documentation, in respect of the above submission, my comments on the proposed alterations are as listed below

1) The existing flank wall at no. 28 Upper Park Road is a boundary wall, not a party wall. Neither are garden walls party structures.

The side addition at 28 Upper Park Road was constructed in the mid 1930s

2) No structural support will be permitted on this wall.

3) As a boundary wall no supporting structure is indicated, on the no. 30 Upper Park Road site side proposals.

4) The proposals do not comply with the Building Regulations. There would be no separate stand-alone structural element to no 30.

Glazing, as shown, is not permitted (non compliant).

Also in the area of the glazing there would be no fire separation between the buildings (Building Regulations, non-compliance).

Application No: **Consultees Name:** **Received:**

Comment: **Response:**

- 5) The flank wall window at no.28 Upper Park Road enjoys a right of light, which, as shown on the proposals, would be restricted.
- 6) The sloping glazed detail, albeit non compliant, is virtually impossible to maintain, including drainage, and could lead to flooding into no. 28 Upper Park Road, due to proximity of the existing no 28 window.
- 7) There would be virtually no sound separation between the buildings (Building Regulations non-compliance).
- 8) The hidden glazed detail is an enhanced security risk and creates a direct overlooking problem.
- 9) The extension, projecting beyond the rear of the existing house, does not comply with planning guidance, ie. recommendation is to be set back, behind main house rear face.
- 10) The projecting south wall of the rear extension is shown built wholly on no. 28 Upper Park Road property. Dividing garden walls are built on no. 28 UPR site.

It is noted that the same response, of 16/07/2019, indicating support, is repeated 6 times,..... which is unusual.

I clearly have grave doubts about this scheme, and can see no way, even if validated, that the proposals should be acceptable as shown.

Yours sincerely,

Ian Simpson
28 Upper Park Road
Belsize Park
London
NW3 2UT