

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0428/P	Dr Elizabeth Taylor	15/04/2020 16:30:14	OBJ	<p>I am writing to object to this planning application based on the following points:</p> <ol style="list-style-type: none"> 1. I am a direct neighbour at 1 Belsize Mews and contrary to the applicants design and access statement this proposal has still not been discussed with me. My property is visible in the photographs in the design and access statement. 2. My property and specifically my bedroom windows will be directly overlooked by the applicants proposed balcony, creating noise disturbance. Given the nature of the proposed bifolding doors and dining space, noise will carry directly from the dining space to my bedroom when windows are opened in the summer, creating noise disturbance. This was not addressed in the noise impact assessment completed in January 2020. 3. The proposal relocates the heat pump condenser plant from the restaurant below bringing them approximately 1.5 metres closer to my property and specifically my single glazed bedroom windows. This will impact on noise levels in my property, particularly in summer when windows are open for ventilation, creating noise disturbance. The noise impact assessment goes some way in addressing this concern. If the planning application is passed then it is essential that the noise mitigation measures in point 4.2 are followed fully eg acoustic shroud (note this was a specific requirement of a previous planning application due to concerns about noise pollution of adjacent properties, particularly my property). 4. The design impact statement on the street scene states that the relocation of the plant will improve the street scene. In fact, it worsens the visual impact from my property, moving the plant and heat pump condensers closer to my bedroom and lounge windows. This will negatively impact the outlook I enjoy from my home. There is no mention of any aesthetic considerations for others in this application. There is currently bamboo screening of the acoustic shroud on two aspects to improve its appearance from my property (PO4 side elevation and PO3 rear elevation) – part of the terms of the previous planning application. The applicants' proposals do not indicate any screening and I would like to suggest that if planning is passed that the inclusion and maintenance of such "green" screening should be a requirement along the whole of the side elevation (PO4), which will also reduce any overlooking from the newly created balcony into my bedroom and lounge. 5. There is no mention of how light pollution from any lighting of the external balcony will be mitigated. This is important given the close location to my bedroom and the knowing impact of increased light pollution on sleep quality. 6. There is still no indication on the plans as to where the 2no 600x600 roof kerb mounted extracts will be located/ relocated.

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2020/0428/P	Mike Harvey	16/04/2020 12:19:23	OBJ	Dear Sir or Madam,

As residents of No 5 Belsize Mews we strongly object to the proposed development. A similar application was raised and rejected by Camden Council last year, and again we have not been consulted on any of these proposals to date by either the people submitting the application, their Architects nor Camden which is disappointing as we are directly affected and overlooked by these proposals. We are all direct neighbours at 1-12 Belsize Mews and contrary to the applicants design and access statement this proposal has not been discussed with any of us.

The proposed extension would not only invade our privacy as it would overlook our bedrooms and living room but also it would increase noise levels in the Mews, which will affect the quiet enjoyment and quality of life for all the residents which is a very peaceful hideaway in the village.

It is clear that it is not complete and has been ill thought through and many of the comments previously raised have not been addressed and we still feel unable to comment fully, due to the lack of detailed information provided and request further information. We have listed these previous comments at the bottom of this note below to remind; the majority of these are still applicable.

However in the absence of this detail we have provided more commentary to show how ill thought thru and short on detail this current application is:-

- There is still a lack of detail and dimensions for key areas. Firstly there is no line of sight information. If there was you would see that not only mine but several properties and specifically bedroom windows would be directly overlooked by the applicants proposed balcony, creating visual privacy issues and noise disturbance. Given the nature of the proposed bifolding doors and dining space, noise will carry directly from the dining space to mine and others bedrooms creating noise disturbance. This has not been addressed in the application.
- The plant is significant in that it provides the key services to the restaurant below, and the proposal relocates this plant bringing the compound closer to the bedroom windows of numbers 1,2 3 and 4 Belsize Mews.
- The plant enclosure shown is noted on one of the elevations as the existing being retained. However key dimensions are missing but if the plan relationships are drawn accurately there is nowhere near enough access space allowed for safer working and is non compliant with Building Regulations.
- Equally the new proposed position of the Kitchen extract ductwork doesn't allow for safe access to the cleaning doors that are required over the full height up to the roof above in accordance with DW142-144, (you can see these cleaning access doors in the photographs in the submitted information).
- There is still no indication on the plans as to where the other existing roof services penetrations including the 2no 600x600 roof kerb mounted extract cowls will be located/ relocated.; nb there isn't any space for this as drawn currently.
- The design impact statement on the street scene states that the relocation of the plant will improve the street scene. This is clearly not the case.

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- The Access statement does not address how this proposed extension would be actually constructed without doing it from the Mews and this would block the access and egress to the 12 mews houses and their occupants which is their only means of escape. Moreover the Mews is gated and a private access road which would only leave one option, to construct it from Belsize Lane. To try to construct this from the main road would cause mayhem to the village and be impractical.

Previous comments referred to above, from “Application No – 2019/2676/P – 29 Belsize Lane NW3” :-

- There is no mention of how light pollution from any lighting of the external balcony will be mitigated. This is important given the close location adjacent bedrooms.

- The elevations and sections need to have dimensions and lines of sight added as currently nothing clearly indicates the actual height of the extension element

- The elevations seem to omit the adjacent buildings, and so we are unable suitably to review the new extension in the context of the adjacent properties

- There is only one street view indicating an Existing View and Proposed View – can views be prepared from both directions and also to the rear and opposite?

Based upon the current information, we object to the proposed new single-storey extension based upon:

- the overlooking nature of the extension generally, and into particularly Belsize Mews particularly (please see attached image)

- its increase in mass compared to the adjacent and opposite buildings

- the modern nature of the extension, given that extensions locally tend to be of a mansard nature

- the overlooking nature of the new windows into the Velux bedroom windows of 11 and 12 Belsize Mews

- the overlooking nature into the bedrooms of 4 and 5 Belsize Mews

- the very dominant new party wall to the west elevation as shown in the D&A document – page 2 visual.

This objection is submitted both jointly on behalf of all shareholders of Belsize Mews (Residents) Limited, and severally by those freeholders undersigned.

I make this submission as a director of Belsize Mews (Residents) Limited, a company formed to manage and represent the interests of the 12 shareholders/freeholders of Belsize Mews, NW3 5AT.

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2020/0428/P	Dr J Chapman	16/04/2020 20:00:24	OBJ	<p>I am writing to object to this planning application based on the following:</p> <ol style="list-style-type: none">1. I am a direct neighbour at 8 Belsize Mews and contrary to the applicants design and access statement this proposal has still not been discussed with me.2. My property and specifically my bedroom windows will be directly overlooked by the applicants proposed extension, creating noise disturbance, and restricting light. Given the nature of the proposed bifolding doors and dinning space, noise will carry directly from the dinning space to my bedroom when windows are opened in the summer, creating noise disturbance. This was not addressed in the noise impact assessment completed in January 2020.3. If the planning application is passed then it is essential that the noise mitigation measures in point 4.2 are followed fully eg acoustic shroud (note this was a specific requirement of a previous planning application due to concerns about noise pollution of adjacent properties).4. The design impact statement on the street scene states that the relocation of the plant will improve the street scene. In fact, it worsens the visual impact from my property, moving the development closer to my bedroom. This will negatively impact the outlook I enjoy from my home. There is no mention of any aesthetic considerations for others in this application. There is currently bamboo screening of the acoustic shroud on two aspects to improve its appearance from my property (P04 side elevation and PO3 rear elevation) – part of the terms of the previous planning application. The applicants' proposals do not indicate any screening and I would like to suggest that if planning is passed that the inclusion and maintenance of such "green" screening should be a requirement along the whole of the elevation, which will also reduce any overlooking from the newly created development into my bedroom.5. There is no mention of how light pollution from any lighting will be mitigated. This is important given the close location to my bedroom and the knowing impact of increased light pollution on sleep quality.6. There is still no indication on the plans as to where the 2no 600x600 roof kerb mounted extracts will be located/ relocated.
