

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/2353/P	Mary O'Leary	29/08/2020 21:03:51	INT	<p>As the resident and owner of the application site at 21 Lambolle Place, I have been made aware of a number of objections, in particular those from the owner of No. 8 which is on the east side of the mews and opposite my property.</p> <p>In response, I would like to comment as follows:</p> <p>I purchased 21 Lambolle Place in August 2019. At that time, 23 Lambolle Place, which is the end property on the west side of the mews, was being refurbished with approved building works to increase the width of an existing roof terrace. Those works were completed in 2019 and the building now benefits from a roof garden area with roof light, planting, outdoor amenity space and a small pool.</p> <p>I also noticed that a number of similar terraces had been formed to the east of my property in Lancaster Stables. The most prominent of which are No. 8, immediately opposite my property, and No. 6 which is diagonally opposite and to the left, i.e. north east of my property. No. 10, which is diagonally opposite to the right, also has a similar roof terrace along with what appears to be an access structure in the form of a belvedere projecting on top of the terrace.</p> <p>Access to the terraces of 6 and 8 appears to be by way of permanent staircase enclosures constructed above the original roof level.</p> <p>In view of the above I felt encouraged to submit an application, albeit of more simple proportions and sympathetic design, to provide similar amenity value to myself and my family.</p> <p>I attach photographs taken from the roof of my property showing the screening to nos. 10, 8 and 6. This appears to be approximately 1.8m above the finished roof level and constructed in timber fencing. No 10 is painted blue.</p> <p>Unlike the roof screening at Nos. 10, 8 and 6, which, in my view, most certainly does not 'preserve and enhance the Belsize Park Conservation Area' (as claimed by the residents/objectors of those properties), my application proposes a simple 'plain etched glass' balustrade to a height of 1.1m, thereby affording the same daylight and sky views across the ridge line of my property as are currently enjoyed by my neighbours opposite.</p> <p>The proposed glazed balustrade would maintain a clear visible reference to the original eaves and ridge lines of my building and adjoining terrace. The ridge lines and reference to the original roof form have unfortunately been lost on a number of the roof terraces opposite.</p> <p>It is upsetting and somewhat baffling to know that those residents in Lancaster Stables who are objecting to my proposals are those who have already benefited from carrying out similar works.</p> <p>I am grateful to see that a number of other neighbours in the mews support this application.</p> <p>When considering the current 'covid' pandemic (with no imminent end in sight) my children and I have become increasingly aware of how valuable an asset an outside space would be.</p> <p>I consider my proposal to be modest and well mannered. It would have no adverse impact on the privacy and amenity currently enjoyed by other residents in the mews.</p> <p>Accordingly, I respectfully request that you grant planning permission for my application.</p>

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Yours faithfully,

Mary O'Leary
