

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3782/P	Mikhil Raja	01/10/2020 10:28:41	OBJNOT	<p>7 Buckland Crescent is at the heart of the Belsize Conservation Area, an area of special architectural character and appearance. What makes this area particularly unique is the "imposing semi-detached Victorian Villas of distinct yet uniform appearance. They show elaborate and consistent architectural detail and within the designated boundary there is little to detract from the unity of appearance." - Belsize Conservation Area Statement. The Belsize Park Conservation Area Design Guide emphasises the importance of the uniform appearance and states that "even minor changes to the appearance of houses can destroy the character and appearance of the area".</p> <p>I object to the proposed application by Flat 2 (reference 2020/3782/P), for the following reasons:</p> <ol style="list-style-type: none"> 1) Conservatories are, by their very nature, light and airy. The Flat 2 proposal is a much more significant structure with a change in proportion and a lead or zinc roof. This detracts from the beauty of the building (Victorian Villa) and the uniform appearance of the Conservation Area. --> The Belsize Conservation Area Statement specifically highlights "prominent, unsympathetic extensions" as a negative feature that detracts from the appearance of the area. This proposal threatens to be a case in point and therefore should not be allowed. 2) The materials proposed are alien to the Conservation Area. 3) In no way does this development preserve or enhance the Conservation Area - quite the opposite. 4) The Flat 2 conservatory can be seen from Lancaster Grove, a public road and public footpath. It can also be seen by residents in Buckland Crescent as well as our neighbours living in Lancaster Grove and Adamson Road. The proposal, therefore, has a wider impact than acknowledged in the application. 5) It is worth highlighting that the precedents used in the application, namely 12 Buckland Crescent (pink exterior, side extension) and 11 Belsize Park (multiple extensions built on top of one another) are dangerous precedents and should be seen as exceptions rather than the rule if we are to preserve the value and consistent architectural appearance of the Conservation Area. By citing these examples, Flat 2 aim to normalise inconsistent materials and negative features within the area, which we should not allow. <p>Both voluntary conservation groups in the area: Belsize Society and Belsize Conservation Area Advisory Committee (BCAAC) have strongly opposed the original proposal as well as the revised proposal. On the back of their objections, Flat 4 & Flat 3 have also commissioned a detailed report from specialists Aragon Land and Planning. The key findings are in line with the conservation group objections as well as the summary above.</p> <p>If, as Flat 2 claim, they wish to replace the Conservatory as it is in a dilapidated state, this should be a like-for-like replacement of the same size, structure and materials. As a reference, Flat 2, 9 Buckland Crescent (our immediate neighbour) also has a Conservatory, which is very similar in appearance to the current Flat 2, 7 Buckland Crescent Conservatory. This is in-line with the existing appearance, preserves the heritage of the building and the area, and we shouldn't move away from it.</p>