

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5564/P	Ketty Ozer	24/12/2020 11:25:05	OBJ	

1. All the properties similar in appearance South of Fellows Road, North of Adelaide Road, East of Winchester Road and West of Primrose hill road are 3 stories high. If permission is granted only a small number of houses within the northern sections of the Chalcots Estate encompassing in excess of 125 houses in Fellows Road, Huson Close, Briary Close, Hornby Close, Brocus Close and Tobin Close to be four stories high.

The estate was designed and built to have a homogenous design and a few outliers would detract from the design aesthetics and character of the estate.

What is to stop other homeowners to add two, three or four additional floors to their homes, turn them into flats even and completely change the face of the Estate? Before long we will have a whole row of different height houses and flats completely changing the current dynamics and reduce values within the entire Estate.

We are also most concerned as the houses built on Fellows Road are considerably higher altitude to our houses on Huson Close. In fact, there is a huge altitude between 1-6 Huson Close and as we are the lowest house in the row with much reduced light and view. Any additional floors opposite our houses will totally reduce the little light we get in and will massively reduce the value of our property.

2. A previous application to Camden council (2013/2648/P) to add an additional fourth floor to nos. 83-93 Fellows road was rejected for two reasons; i) In the absence of a Daylight/Sunlight study and ii) The proposed roof extension would, by reason of its height, bulk, mass and design, appear as an incongruous and unduly prominent addition which would detract from the character and appearance of the host building, street scene, Chalcot Estate, and the adjacent Belsize Park Conservation Area, contrary to policies CS14 (Promoting high quality places and conserving our heritage) and DP24 (Securing high quality design) and DP25 (Conserving Camden's Heritage) of the London Borough of Camden Local Development Framework Core Strategy and Development Policies.

re ii) this has not changed and in fact if owners are permitted to erect a fourth story it would detract further from the symmetry and character of the estate and surrounding area and not in any way enhance the estates appearance even more so if individual houses are extended rather than full terraces.

3. If granted it will be more difficult to oppose future applications for material changes.

4. As stated above, adding additional value to vertically extended houses will dramatically reduce the values of those who did not extend to higher levels.

5. I reserve the right to add additional comments upon further reflection.