

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/5611/P	Ketty Ozer	24/12/2020 12:16:31	OBJ	<p>We hereby lodge our objection to this application on the following grounds:</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>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.</p> <ol style="list-style-type: none"> <li>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.</li> </ol> <p>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.</p> <ol style="list-style-type: none"> <li>3. If granted it will be more difficult to oppose future applications for material changes.</li> <li>4. There is strong potential to add value to certain properties at the expense of others.</li> <li>5. What is to stop 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 of the entire Estate. Once this precedent is established, the appearance of the entire estate will be ruined with various houses displaying different heights.</li> </ol> <p>Thank you for taking time to consider our objections.</p>