

THE DALEHAM GROUP

An Association of Local Residents

7 Daleham Gardens NW3 5BY

25th March 1996

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NMR
London Borough Camden
Environment Planning
Town Hall
Argyle Street
London WC1H 8EQ

Kind attention Mr. R. Brew

LONDON BOROUGH OF CAMDEN COUNCIL DEPT. RECORDS & INFORMATION RECEIVED 26 MAR 1996 Rob (AO) ORJ

Dear Mr. Brew,

re: 42-45 Belsize Park & land adjacent to 79 Belsize Lane
Application No. 9500249R3

I am writing on behalf of the Daleham Group to reister objections to this scheme.

Our principal concern is with the extension of the building beyond the rear building line in a conservation area. This has implications for population density, and therefore for the overall amenity of the neighbourhood. It also potentially affects parking; not now, while the proposal incorporates the large existing car park, but at a later date when perhaps, the present or a future owner revives the idea of building on that space as well.

Apart from that, the encroachment into the garden is a continuation of a worrying tendency. We have already seen, in the case of [REDACTED], how special pleading is reducing the amount of green space in the neighbourhood. Resistance to precedents is a dead letter when every case is a special case.

It is right, though, to acknowledge that the scheme is preferable to the previous proposal, and altering the car parking area as now proposed looks as if it could be an improvement. This would of course be welcome, subject to the caveat below.

If the planning committee should decide to approve the scheme despite its objectionable character, our concern would be with the surface treatment and quality of the work visible from the Belsize Lane side. Again, [REDACTED] offers an example of how, despite the efforts of the planning officers, shoddy detail in windows and doors spoil an otherwise worthy effort.

In an ideal world, the new rear facade of the proposed scheme would be indistinguishable from the existing one. Equally, it would be most unwelcome if the car parking area were to use materials inappropriate to the conservation area, and it would be disappointing if the quality of the masonry and ironwork of the Belsize Lane frontage were not considerably improved.

Yours sincerely,

[REDACTED]

Chairman The Daleham Group