

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8EQ

Tel 0171 278 4444
Fax 0171 860 5713

KKM Architects,
69 Loudoun Road,
London,
NW8 0DQ.

Date: 14th May 1996

Your ref:

Our ref: PL/9500249/R4

Contact: Robert Brew

Ext: 2559

Dear Sirs,

Re: **Town & Country Planning Act 1990,
42-45 Belsize Park and land adjoining 79 Belsize Lane, NW3.**

I write regarding your current application for the conversion of the above buildings to 26 self-contained residential units together with the erection of a four storey rear extension and the laying out of the land at the rear as 17 car parking spaces with landscaping. The application is unacceptable for the following reasons:

Landscape - The current proposal includes two additional parking spaces at the expense of a tree, and although the extra parking spaces are welcomed I would recommend that two replacement trees, of a size and species to be agreed, are planted in compensation for that lost. I would suggest that the replacement trees are located near to the Belsize Lane frontage so that they will be visually prominent and so of wider benefit to the area. Also, the proposed rear extension is considered to infringe upon the crowns of the two trees nearest to the building, which could lead to their premature loss. This would be detrimental to the character and appearance of the surrounding area, and to prevent this occurring the projection of the rear extension would need reduced.

Design - The proposed rear extension is a large and bulky addition which would not, in my opinion, be subordinate to the main building and so would not be in line with the Council's policies on extensions. Furthermore, the relocation of the rear building line towards Belsize Lane combined with the uncharacteristic 'stepped' form of the proposed extension would be harmful to the visual appearance of the building and the surrounding area. This is particularly regretful given the high visibility of the site.

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Sunlight - According to my calculations the proposed extension will not have a significant impact on the skylight visible from the rear windows and garden to the adjoining house at 41 Belsize Park, however, the impact on sunlight availability is not so acceptable. At present the garden level window at 41 Belsize Park enjoys 14% of the available hours of sunlight which is below the recommended standard of 25%, and the proposed extension will reduce the available hours of sunlight to 10%. Thus, an already overshadowed window will lose about a third of the available sunlight, which is not considered acceptable.

Yours faithfully,



for Head of Planning Services.