
From: Meynell, Charlotte
Sent: 19 January 2021 08:44
To: Planning
Subject: FW: 2020/5574/P 10 Belsize Park Mews.
Attachments: David Bowden.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Hi,

Please can the below email and attachment be uploaded to M3 and Trim as a consultation response to the above application.

Thanks,

Charlotte Meynell
Senior Planning Officer

Telephone: 020 7974 2598



The majority of Council staff are continuing to work at home through remote, secure access to our systems. Where possible please communicate with us by telephone or email.

From: Jane Boardman <[REDACTED]>
Sent: 16 January 2021 15:38
To: Meynell, Charlotte <Charlotte.Meynell@camden.gov.uk>
Subject: 2020/5574/P 10 Belsize Park Mews.

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hello,

A copy of my comments (objecting) on the website plus the daylight report I commissioned if I can master moving it; I have shared it with neighbours so you will see it even if I mess up the C&P.

The bulk of the one storey roof extension would will be extremely imposing and reduce light to my and my neighbours' flats and gardens at a time when we are supposed to be reducing our use of electric light. It would also disturb the quiet enjoyment of our dwellings and outdoor space.

The added top floor 'bedroom' will be staring straight into my bedrooms, all four of them which are a lot closer than planning guidelines allow. There are three other households (flats) in this house who will also be overlooked, the bedrooms of two face No 10 Bel Park Mews. The additional floor will be even closer to No 17, a building of five households mostly 2 bed flats bedrooms probably at the rear of the building.

It looks like a roof-deck in front of the raised roof at second floor level, that will be even closer to me, Nos 17, 15 and 13 Bel Cres will also be closely overlooked. There is also the issue of noise for neighbours, this was a major complaint not long ago when 'conservatories' were the fashion.

The applicant's daylight report appears not to agree with my experience or expectation. I asked David Bowden, BSc, FRICS, MSL, ACI Arb, Urban Building surveyors a light specialist, to critique the report submitted by 10 BPM and to measure the actual light impact of the new floor, principally on 9A Daleham Mews. He states that the new floor will have a substantial effect on the light enjoyed by 9A Daleham Mews as the angle is at 36 degrees, one and a half times more than the BRE guideline of 25 degrees. This is what you would expect as a vertical wall would face the new dormers from 2m. I will submit David Bowden's report by separate e mail. The proposed extension would also immediately overlook the roof-lights of No 9.

Additionally, it is not in keeping with the conservation area.

Clearly this application must be refused for substantially the same reasons as 2019/4295/P was refused.

What times. Best wishes, Jane