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**From:** Meynell, Charlotte  
**Sent:** 19 January 2021 08:43  
**To:** Planning  
**Subject:** FW: 2020/5574/P 10 Belsize Park Mews. OBJECTION  
**Attachments:** David Bowden.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi,

Please can the below email 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.

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**From:** Richard Fletcher [REDACTED]  
**Sent:** 16 January 2021 14:55  
**To:** Meynell, Charlotte <Charlotte.Meynell@camden.gov.uk>  
**Subject:** Re: 2020/5574/P 10 Belsize Park Mews. OBJECTION

**[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.

Dear Charlotte.

Re: 2020/5574/P 10 Belsize Park Mews. OBJECTION

This proposal is identical in most respects and certainly on impact from that proposed in 2019/4295/P dated October 2019, so the same rationale, analysis and conclusion would be expected to apply. In fact it would be extraordinary if not.

2019/4295/P was rejected by LB Camden after detailed analysis in the Officer's Report, and the Decision Notice, Dated December 4, 2019 gave reasons for refusal

*Reason(s) for Refusal*

1. *1 The proposed second floor level extension, by reason of its size, bulk, design and siting, would be out of keeping with the character of Belsize Park Mews and would harm the character and appearance of the Belsize Conservation Area contrary to Policy D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.*
2. *2 In the absence of a daylight and sunlight report, the applicant has failed to demonstrate that the amenity of neighbouring occupiers would be protected contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.*
- 3 *The proposed extension, by reason of its size, bulk and siting, would appear overbearing to the occupiers of 9A Daleham Mews, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.*

And subsequently rejected on appeal by Decision dated 13th October, 2020.

*The Inspector commented with respect to the properties on Belsize Crescent The fairly limited separation to properties on Belsize Crescent given their relatively short gardens would also increase the potential for impact on the light received, particularly to those windows and dwellings at lower ground levels.  
( para 13).*

*More particularly when considering the impact on 9A Daleham Mews the Inspector concluded "I therefore conclude on this main issue that the proposed roof extension would be overbearing and cause loss of outlook for the consented dormers to 9A Daleham Mews. This would result in unacceptable harm to the living conditions of the occupiers, and it has additionally not been demonstrated that there would not be further harm to living conditions for surrounding neighbours as a consequence of light loss. The proposal would therefore conflict with Policy A1 of the CLP which seeks to protect quality of life for neighbours, including with regard to outlook and light. "*

2 months later in 2020/5574/P in a virtually identical application the applicant has now provided a Daylight Sunlight Assessment Report provided by CHP Surveyors Limited. The conclusions are (para 12.2 & 3)

1. *The results of the analysis demonstrate that in all instances the numerical values set out in the BRE guidelines are achieved. The proposals will therefore not have a significant effect on the neighbour's enjoyment of daylight and sunlight.*
2. *In summary therefore, the analysis demonstrates that the Building Research Establishment's publication "Site Layout Planning for Daylight and Sunlight. A guide to good practice." are achieved.*

The conclusion in the report appears to defy reality as the new dormers in 9A Daleham Mews would face a perpendicular wall from about 2m. It would be like occupying the worst room in a cheap hotel. Although the dormers are yet to be built, the owner of 9A Daleham Mews has the right to enjoy the full amenity when built. No-one would build a pair of dormers facing a perpendicular wall. Also it appears to refute all the findings contained in the LB Camden Decision and the Inspectors Report with respect to 2019/4295/P and the neighbours in Belsize Crescent.

In response neighbours commissioned David Bowden BSc FRICS MSLL ACI Arb, Urban Building Surveyors to critique the Daylight and Sunlight report produced by CHP Surveyors. I have attached his report of 15th January 2021 addressed to Jane Boardman, 19A Belsize Crescent, NW3 5QY together with a attached diagram.

*CHP Surveyors state 9.5.2 Due to the distance between the proposals and the dormer windows, a line drawn at 25° from the centre of these windows, will not be bisected. This demonstrates that in accordance with paragraph 2.2.5 of the BRE guidelines the proposals will not have a significant effect on the daylight enjoyed by this property.*

David Bowden states:

*I have compared the position of the dormer at 9a for which planning permission has been given as shown on drawing 06-12 of the present application and as shown on drawing PA-06-01 of that permission. Whilst the present application appears to show a greater distance I do not see that the conclusion can be correct.*

*The closer of the windows is full height and the maximum angle subtended by the proposal as shown on drawing 06-12 is about 36°, not less than 25° as suggested.*

*The guidance says at 2.2.5:*

*If this angle is less than 25° for the whole of the development then it is unlikely to have a substantial effect on the diffuse skylight enjoyed by the existing building. If, for any part of the new development, this angle is more than 25°, a more detailed check is needed to find the loss of skylight to the existing building.*

*The angle, at 36°, is one and a half times 25°.*

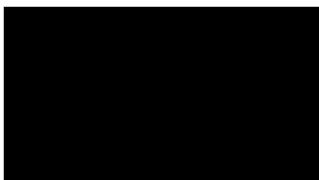
Mr Bowden also finds that despite the roof extension being set back relative to that in the previous refused application 2019/4295/P, most if not all of the inspector's findings from paragraphs 10 to 17 would still prevail. The only real difference is that now the proposal is set back from the boundary with 9 and 9a and so the impact will be less, and that a sunlight and daylight report has been provided.

I would appreciate that all objections made with respect to 2019/4295/P, just concluded on 13th October 2020, on amenity, loss of light, and the negative impact on the conservation area be relevant again here for consideration as expressed by neighbours and the BCAAC.

I would be grateful if the attached report of David Bowden BSc FRICS MSLL ACI Arb, the LB Camden Decision on 2019/4295/P and the subsequent rejection by the Inspector be part of the material used to consider this application. Clearly the proposed new floor facing 9A Daleham Mews would abuse the BRE Guidelines by the wide margin of 50%, and should as a consequence be rejected. The one difference here on 2020/5574/P versus 2019/4295/P is that we now have a bona fide light study to quantify the obvious loss of amenity and breach of the BRE Guidelines

And of course there are wider implications for the quality of the Conservation Area and the amenity of those who live in it

Kind regards



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