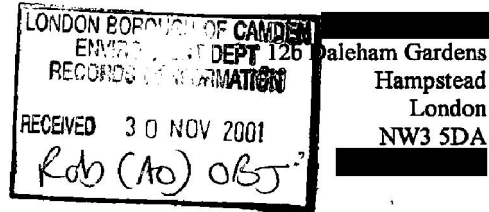




Belsize Residents Association



0320

27 November, 2001

SARAH input paras 6/12/01 NBR2 ✓

Development Control Planning Service
London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Attn Vanessa Leddra

Dear Sirs

Planning Reference No: PWX 0103947
42-45 Belsize Park

Amendments to approved scheme for 24 flats and 3 houses, with underground car park

We have examined this new application for the site, the subject of much comment in 1998 when originally initiated.

Both the large trees on this site are of great visual importance locally, but especially the copper beech on the North-East boundary of the site. This was especially referred to in our correspondence at this time; see our letters dated 9th April, 12th May and 28th July 1998. The loss of this large mature copper beech would be an irreparable loss to the neighbourhood, and we hope you will resist its destruction.

The reference on the drawings to a "replacement tree" is completely unrealistic, and would be no substitute. Any replacement would take at least 30 years to reach the size and maturity of this magnificent specimen.

The proposal plainly arises because the necessity to preserve the roots of the tree would be inconvenient to the design of the underground carpark – a feature we dislike in any case. This should not be taken as any justification for its destruction.

Continued/...

.../continued.

We are also unhappy at the very limited extent indicated of restoration of architectural detail to the 2 existing Belsize Park houses. Some eaves corbelling is shown, but no restoration of the porch columns, capitals or cornices, or of the mouldings, ironwork and other details to the bay windows. We would not regard their proposals as satisfying the intention of the conditions applied to the 1998 permission, and we hope this matter will be pressed forward firmly. As we said in 1998, the developers stand to make a large profit from this project, and the least that should be expected by the Belsize Park community is full restoration of detail – a good deal of which has been lost through neglect by the owners.

If these matters cannot be properly resolved by further negotiation, we urge you to recommend refusal.

Yours faithfully

A large black rectangular redaction box covering the signature of the sender.

for Belsize Residents' Association

cc Councillor Aileen Hammond
Councillor Dawn Somper