

From: S & C
Sent: 26 April 2021 15:53
To: Kristina Smith
Subject: Planning Application 2021/1743/L for 36 Lancaster Grove, NW3 4PB

Dear Madam,

It is hard to understand the persistence of the owners of the decommissioned Belsize Fire Station, who are trying yet a third time to convert the interior and destroy significant exterior features of this listed building.

Unfortunately there appear to be no details on your website of any changes from previous applications, but it is possible to assume that the flat will consist of four floors including a roof terrace totalling about 58m² - does this meet minimum space standards one wonders? The changes involve destroying the listed interior of an excellent example of the Arts & Crafts movement by removing and changing important internal features showing the former use of the building. It is also proposed that chimneys be removed and a balustrade added to the tower for the two or three occupants to look at extensive views of London, but meanwhile overlooking gardens, front rooms - many of them bedrooms - of properties in both Lancaster Grove and Eton Avenue as well as children's classrooms and play areas of the local school.

Camden doesn't need minuscule, multi-million flats; it needs affordable housing for local workers such as nurses, carers. and essential service staff, etc. Belsize is a Conservation Area and the potential alterations to the tower adversely affect a noted local landmark. This is already a very intensive development, hardly in need of another unit for just 1-3 occupants. Not only that, but there are other residential developments in the area, including possibly a 24 storey, 180 rental-unit tower on the borders of Belsize (currently on hold). Whether the local public services will be able to cope either now or in the future, remains to be seen.

We do trust that Camden will maintain its opposition to this much-repeated and rejected application and refuse it.

Yours faithfully
Sarah Courtin and Chuck Despina