

[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 Sophie

I attach the independent surveyor's report referred to in my objection to 2021/0706/P on the website, as I could not attach it there. I have copied my comments here again, so you have everything together. Please scroll down to the bottom of the email to find the attachment and thank you for your help in reviewing this.

Kind regards
Gillian English

I strongly object to the proposed development at 5 Belsize Park Mews and live in the basement flat of 7 Belsize Crescent.

This is not a private household application, as stated in the Application Details. It is an application from a commercial property developer - Bauhaus Developments, shown as the owner in the Land Registry.

The application significantly understates the major negative impact on 5 and 7 Belsize Crescent behind.

The grounds for my objections are below. Some are taken from a sunlight report commissioned from an independent, professional surveyor (Urban Building Surveyors) as a result of doubts about the accuracy of the property developer's application and sunlight report.

LOSS OF LIGHT / LOSS OF AMENITY

- The height of the extra story and the flat roof at the rear will cause a loss of sunlight in my garden and in my bedrooms (habitable rooms). My garden is bounded by 6 Belsize Park Mews behind, so preserving the skylight to either side is extremely important.

I suffer from breathlessness and rely on my garden for sunlight on days when I cannot walk far. Any loss of light will negatively impact my physical and emotional wellbeing.

- The independent surveyor highlighted several inaccuracies / omissions in the property developer's sunlight report

- o Overestimates the lengths of gardens at 5 and 7 Belsize Crescent by 15% (around 10m), which allows the report to underestimate the loss of light

- o The report makes no mention of any impact on light in my garden at 7 Belsize Crescent but the independent surveyor states the development will reduce the amount of sunlight in the late morning and the sunlight in the rear bedrooms

- o Figure 3 is missing from the property developer's sunlight report so it is incomplete

o The independent surveyor said of the property developer's sunlight report "The figures presented cannot be relied upon."

OVER-INTENSIFICATION OF THE SITE / INCREASED SENSE OF ENCLOSURE

- The proposed flat roof at the back of 5 Belsize Park Mews and the added height of the extra story will form a high and solid brick tower looming right over the gardens of 5 and 7 Belsize Crescent. My garden at 7 Belsize Crescent is already bounded by 6 Belsize Park Mews immediately to the rear and this proposed development will significantly increase the sense of enclosure.

LOSS OF PRIVACY

- The proposal in the Application Details refers to a "Demolition and creation of a new rear terrace at first floor." This terrace is not shown anywhere in the plans at the rear of the building and there is no explanation why. Any terrace created at the rear of the building would be a significant invasion of privacy for 5 and 7 Belsize Crescent.
- The proposed roof is flat and can be walked on. If the rear of the flat roof is used as a roof terrace or roof garden it will be a direct invasion of privacy, with people looking down directly into my garden and bedrooms. A planning condition needs to be registered with the Land Registry to prevent this.
- The proposed rear windows are shown as frosted or fixed glass. If they are replaced with clear glass or become openable at some point after the development is built, then this will invade my privacy into my garden and my bedroom. A planning condition needs to be registered with the Land Registry to prevent this.

PLANNING HISTORY / DESIGN AND LOCAL CHARACTER

- The proposed development is not in line with other developments in Belsize Park Mews. Other applications (eg no.6 and no.10 Belsize Park Mews) have been successfully challenged and then changed to have stepped roofs to mitigate loss of light, privacy and an overbearing effect on the gardens and homes in Belsize Crescent.

One resident in Belsize Park Mews has objected to this application on the grounds that the occupier has already built a bike shed without planning permission. If this is correct, it causes me extra concern, on top of the inaccuracies and omissions in the property developer's application. I am worried that if the flat roof is allowed, any restrictions on use of the rear of the roof may be ignored in future, which would mean a huge loss of privacy for me.

Comments made by Gillian English of 7A Belsize Crescent, Hampstead, Basement Flat, London, NW3 5QY

Preferred Method of Contact is Email

Comment Type is Objection