

**Roberta Henriques**

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**From:** Sofie Fieldsend  
**Sent:** 27 May 2021 14:43  
**To:** Planning  
**Subject:** FW: 5 Belsize park Mews NW3 5BL - Planning Application 2021/0706/P  
**Attachments:** img333.pdf; BEL CR 210525 ROOFTOP B.pdf; img334.pdf

Hi

Can you upload this objection please?

Thanks,

Sofie

**[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.

For the att'n of Sofie Fieldsend

**Application 2021/0706/P**

I write on behalf of the owners of the garden flats at numbers 5 and 7 Belsize Crescent [BC] respectively with regard to the planning application for number 5 Belsize Park Mews [BPW] which backs directly onto Belsize Crescent as per the attached plan.

The applicants have given very little attention or consideration to these properties which would be very adversely affected if this application were to be approved in terms of a 'sense of enclosure', loss of sunlight and daylight. In particular, attention is drawn to the following:

1. 5 BC already has a **5.5m** wall on its immediate southern boundary with Burdett Mews and the boundary with 5 BPM would rise to a height of a minimum of **7.2m** above garden level. The garden is **9.65m** long. The proposed extension fills in the lightwell and adds an additional storey. The attached photomontage illustrates the imposition the proposed 3<sup>rd</sup> level to the Mews property would have on 5 BC.

The applicants architects in their Heritage Design and Access Statement erroneously cite planning consents for no 3 BPM [2017/6198/P] and 6 [9] BPM [2013/2506/P] as setting precedents for their proposal. Neither of these consents support their case, on the contrary they condemn it.

3 BPM is a strange extension but a completely different situation in relation to its neighbours with the current application. 9 BPM, having regard to its impact on the neighbours in BC, has a sloped roof of

approximately 45-50° rather than a vertical wall. Similarly, 7 BPM also has a sloping 3<sup>rd</sup> level from the boundary with its neighbours in BC. The attached photographs illustrate the properties identified.

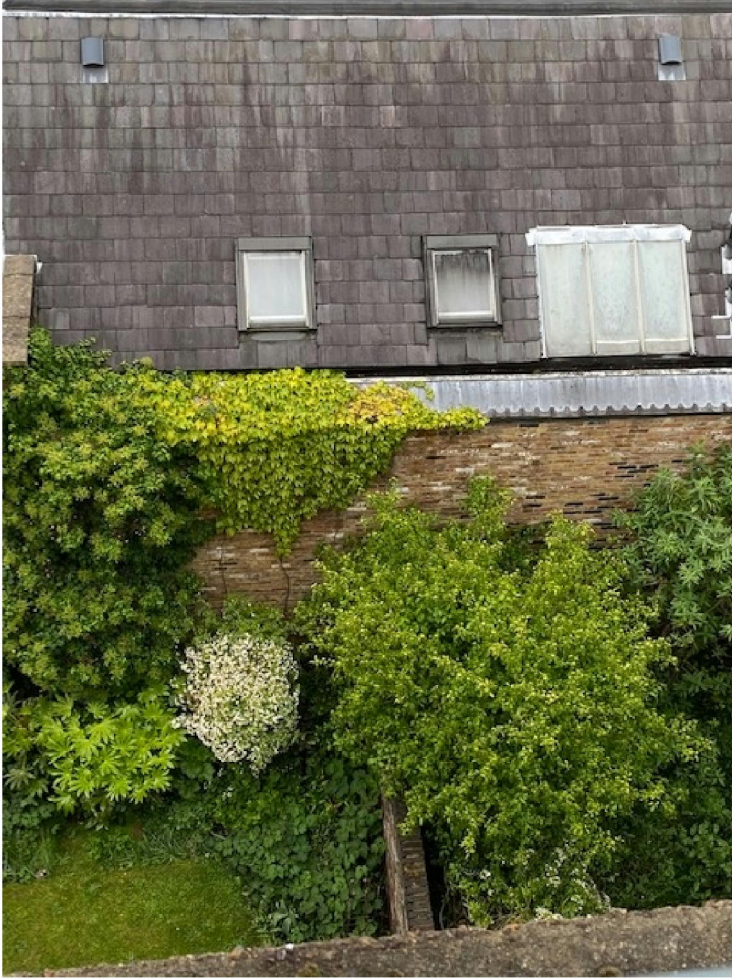
There is **no** precedent in the Mews for a full storey above the existing 2<sup>nd</sup> floor, and can only reasonably be sustained by a compromised treatment to the rear boundary in the form of a sloping roof, as others have done.

2. The proposed extension also seeks to 'borrow' light from 5 BC including opening windows over their property. This is not appropriate neither 7 BPM or 9 BPM have sought to do this.
3. Loss of Sunlight has been covered in the commentary on the applicant's Sunlight and Daylight report submitted by Urban Building Surveyors on behalf of 5 and 7 BC.
4. Daylight is not really addressed in the Daylight and Sunlight report. The recognised BRE 'rule of thumb' is for proposed buildings opposite an existing window to be within an angle of 25° taken from the middle of the lowest window. The applicants drawing attached, is used to demonstrate that the application fails that test in being approximately 36°. It may be worse since the section prepared by the applicant has only a 2.3m ceiling height to the second floor extension.

**3 BPM**

**7 BPM**











9 BPM

5 BPM

These are important considerations in assessing this application having regard to its impact on 5 Belsize Crescent and to a slightly lesser extent on 7 Belsize Crescent and respectfully **request that the application is refused.**

Yours faithfully

**Douglas Paskin**  
**Partner**

**PKS Architects LLP**  
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