

Objection 2021/1860/P 11 Belsize Crescent 15th July 2021.

We Object as follows below

This application simply seeks to increase the size of the Roof Terrace of an already sizeable approved scheme 2019/4143/P.

The applicants Planning Statement refers to objections to the excessive size of the roof terrace raised by Camden during the planning process, we agree with the Planning Officers observation/decision in the approval of 2019/4143/P. We continue to support that view that the Roof Terrace should not be enlarged from the approved scheme.

See Below cut & paste from the applicants Planning Statement.

**“We note the original application applied for a significantly larger terrace, which received objection from the Authority during the course of the application, and subsequently drawings were resubmitted showing no more than the existing poorly installed railings.”**

The sole purpose of the size increase to the Roof Terrace is for the installation of:  
Heat Pumps 2 x ERLQ014CAV3  
Air Conditioning External Condenser 1 x RXYSCQ5TV1  
3 x Photovoltaic Panels.

See cut & paste from the applicants Planning Statement.

**“The siting of the external units for the air source heat pump has placed a burden on the available floor space for the refurbished terrace. The consented scheme retains the existing relatively modest provision for the roof terrace.”**

Plan A UK Ltd draw on comparisons with other properties in Belsize Crescent in their Planning Statement, It would then be reasonable for us to draw on comparisons of similar properties, numbers 12, 13, 14, 16, 18, 20 & 21 Belsize Crescent are all dwellings in single occupation and have no machinery attached to their respective roof top levels therefore respecting the values of the Conservation Area.

The applicants site 8 & 10 Belsize Crescent in their Planning Statement as having gardens covering the roof dormers at these properties. The reality of this is that the works at 8 & 10 Belsize Crescent were carried out pre Conservation Area regulation and therefore do not assist, each planning application should be assessed on its own merit. This application should be assessed on current Camden Conservation Area regulation and current Camden Planning CPG's.

11 Belsize Crescent is a substantial property of circa 4000 sq ft with gardens to the front and rear, it is therefore perfectly possible to place the aforementioned machinery elsewhere on the site which would not compromise the space of the approved 2019/4143/P. Roof Terrace. Before leaving the question of machinery the application does not provide details of orientation of the noisy components, that said from what is available to view indicates that all the venting and noise will be aimed at number 13 and our bedrooms with insufficient spacing, the application also fails to provide a full Sound Assessment, including a sound reduction mitigation report based upon using sound deadening material boxing in of all 3 machines. This part of the application should and must comply with CPG 6 and the opening paragraph of which is cut & paste from the Councils website below.

#### **“6 Noise and vibration**

##### **KEY MESSAGES:**

- [?] The Council will assess the impact of noise and vibration through the consideration of acoustic reports submitted by applicants.**
- [?] Noise mitigation (where appropriate) is expected to be incorporated into developments at the design stage.**
- [?] The Council will secure mitigation measures through planning condition or legal agreement where necessary.**
- [?] The Council will adopt the ‘agent of change’ principle.**

**6.1 Noise and vibration can have a significant impact on amenity, quality of life and wellbeing. This section provides guidance regarding the application of Local Plan Policies A4 Noise and vibration and A1 Managing the impact of development, which seek to protect residents of both existing and new residential developments and the occupiers of other noise-sensitive developments from the adverse effects of noise and vibration. Appendix 3 of the Local Plan supports these policies and sets out expected standard in terms of noise and vibration.”**

It is accepted that the 2 existing rear upper ground floor windows do provide some overlooking but that is of limited nature. The proposed French Doors and associated Juliet Balconies will increase the opportunity of overlooking of the gardens at both the neighbouring properties at both 9 & 13 Belsize Crescent. Should officers wish to support this aspect of the application then all balcony glazing at this and roof level needs to have an opaque glazing condition applied.

We disagree with the applicants Plan A UK Ltd Planning Statement this proposed change in the design of the approved 2019/4143/P will not harm to the amenity of the neighbouring properties nor the wider conservation area, it is our contention

that this application does harm the amenity of the neighbouring properties and the wider conservation area.

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