

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/3033/P	Ben Handley	14/08/2021 20:34:12	OBJ	<p>I'm concerned by the scale of the proposed building. The height appears to be well above the height of the fences between the gardens, meaning that it will substantially interfere with the views. The huge 5m by 3m footprint, in addition to a previous extension, will mean that a large amount of the garden will be developed and lost to wildlife which currently travels through the area.</p> <p>Allowing such a substantial development, including solar panels which suggests it would be on-grid, would seem to create a worrying precedent that the gardens in the area may all become built-up into habitable housing at some point.</p> <p>Finally, I'm concerned by drawing 5 which seems inconsistent with the other drawings and dimensions. If a drawing has been submitted that makes the building look smaller than it is actually proposed to be, then the application should be considered invalid. Other residents could easily have been confused by the drawing and thought that they don't have an objection, when they would have objected if they knew the full scope of the proposal.</p>
2021/3033/P	Gemma	13/08/2021 21:48:50	OBJ	<p>Object to the height of the building: Three metres is extremely high and will be taller than the current walls separating the garden with next one in number 47.</p> <p>The height and size of the building will also have a negative visual effect on the view to the garden from number 47: the outdoor, green space will be occupied by a considerable big building. Although the garden in number 48 has been neglected in the last couple of years, the view from the flats facing the back gardens used to be of a green space with trees and flowers: you wouldn't feel in such a big city as London. It feels relaxing and enjoyable. My concern is that such a big building and large area of timber decking would take quite a lot of space from the garden and have also a negative impact on the squirrels, birds, insects and natural space we are currently enjoying. The potential for noise and light pollution are also increased by the construction of the building in what is currently a quiet space for the neighbourhood to enjoy.</p> <p>The solar panels will also cause considerable glare to surrounding properties.</p>

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2021/3033/P	Sue Hudson	13/08/2021 18:23:02	OBJ	<p>We have been through the planning application 2021/3033/P for an erection of a garden outbuilding in the rear garden of 48 Belsize Square, London NW3 4HN. We have tried to speak to the person dealing with this application but unfortunately, the phone number provided does not seem to be in operation. We have the following comments on the application:</p> <p>1/ Most importantly, drawing number 5 of the plans seem incorrect. Looking at the plans, if the top down site plan drawing 2 shows the correct orientation, then drawing 5 showing the side elevation is potentially incorrect. It makes it look a lot smaller than it will be in reality. Correct plans should be resubmitted.</p> <p>2/ The structure is too high for the site. The plans say: 'the existing fencing on both sides of the garden is almost 3 meters height, therefore the proposed garden will not have any visual impact on any of the side neighbours'. This is not true. The fence between 48 and 47 is only 2 metres high. At least one third of the proposed structure together with the solar panels will be above the height of the current fence and will dominate the gardens at 47. Further, it is noted in the side elevation drawing submitted with the application that the applicant proposes that the area on which the structure is to be built is raised by it appears 2-3 steps thus raising it even further above the existing fencing.∩∩</p> <p>3/ The structure is too large for the site.∩∩ It is proposed by the applicant that the structure should be 3 metres by 4.9 metres, in a garden which is only 9 metres by 13 metres. This represents a significant loss of garden space.∩</p> <p>∩4/ Noise pollution.∩∩ We are concerned that the replacement of a soft garden with the hard surfaces of a building as proposed will increase noise pollution as the hard surfaces do not absorb the noise.</p> <p>5/ Light pollution. A building of this size with 3 large glass doors and a possible power source could lead to light pollution, if used at night, disturbing the wildlife of the garden corridor. It would be very difficult to control simply through restrictions.∩∩</p> <p>6/ The erection of a structure of this size will have a negative impact on the garden corridor. The gardens on this side of Belsize Square back on to those of Belsize Park Gardens and create an extensive green space for wildlife. The development will be a blow to wildlife and biodiversity.</p> <p>7/ Solar Panels The proposed addition of solar panels to the roof of the building is not only incongruous in a conservation area but would also add to the height of the already overly large building as well as glare to the surrounding buildings at different times of the day.</p> <p>8/ Generally not in keeping with the area's character. Small summer houses, greenhouses and other such buildings in gardens are in the main, in keeping with the character of the conservation area. Extensions to the actual buildings are usually attached to the building. This proposed 'Garden House' is not an addition to the garden but is instead, creating an extension to the</p>

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				upper ground floor flat - but at a great distance from house at 48 - becoming an 'island extension'. This proposed building and its surrounding design is not in keeping with the areas character.

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2021/3033P	Edite Ronnen	14/08/2021 12:23:32	OBJ

Response:

We strongly object to the above application. We first list the key arguments in bullet points and then delineate the reasons in detail.

- § The proposal is misleading. In fact, it will lead to the construction of a garden house on a commercial scale, too big and too high.
- § Rather than seeing peaceful gardens full of beautiful vegetation and singing birds, neighbours will see a sizeable, noisy building complete with solar panels, an aberration of the current friendly configuration.
- § This development will represent a clear loss of value for many flats and will be the basis for damages claims.
- § Its likely future residents are Airbnb tenants, adding to the problematic Welby short term tenants who reside in the same building (48 Belsize Square).
- § It will cause environmental damage and stand in stark contrast to the character of Belsize Square (the street) and Belsize Park (the neighbourhood).
- § It will exacerbate existing noise problems emanating from 48 Belsize Square.
- § In a time of COVID-related stress and climate issues, it will do harm to the purpose of preserving a quiet, green neighbourhood.

The details are as follows:

1. The structure is too big and too high. The proposed plan has a structure 3 m x 4.9 m, in a garden which is far too small (9 m x 13 m) for its size. A large percentage of garden would become a building, instead of remaining a garden.
2. The plans are potentially incorrect. It looks like plans are incorrect. Comparing plan drawings 2 and 5 carefully one can deduce that the plans are wrong. They make the proposed structure look a lot smaller than actually planned. We can provide a full explanation if this is not seen upon careful review.
3. The plan is misleading. This is in fact a misleading plan, which actually extends the upper ground flat. There are a number of small summer houses, garden sheds, etc. in gardens in the area, that are in keeping with the character of the area. The proposed 'Garden House' is not like any of these but rather an extension to the upper ground floor flat. It is at a significant distance from the flat itself and not actually part of the building, as would be usual for an extension.

Moreover, the plan presents the whole building (48 Belsize Square) in a delusive way. It states that there are 'a few studio flats on the upper floor' without stating how many. We believe these flats are the result of illegal re-structuring of the flats, currently housing dozens short-term tenants. We would ask that this point be urgently addressed by Camden Council, including the planning department.

4. Negative effects on neighbours. The plans state that 'the existing fencing on both sides of the garden is almost 3 meters height, therefore the proposed garden will not have any visual impact on any of the side neighbours.' At another point it claims that 'it will have minimal effect on neighbouring properties.'

Note that this application is detrimental to many other houses nearby, in Belsize Square, Belsize Park and Belsize Park Gardens, not only to the neighbours immediately next to 48, referred to in the application.

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It is detrimental also to neighbours on high floors. Rather than seeing peaceful gardens, full of beautiful vegetation and singing birds, they will see a sizeable, noisy building complete with solar panels, an aberration of the current friendly configuration.

This development will represent a clear loss of value for many flats and will be the basis for damages claims.

5. Significant damage to neighbourhood character. Importantly, the proposal essentially runs counter to the character of Belsize Conservation Area: a beautiful, green, and quiet neighbourhood. In these COVID times, and times of extreme weather events, these characteristics have become all the more important for the well-being of residents. Instead of planting trees and adding to public welfare, the proposal entail massive and unnecessary construction.

6. Environmental Damage. A building of this size, with three large glass doors, a possible power source could lead to light pollution, if used at night, and to noise pollution (see also next two points below). This would be detrimental in terms of flora and fauna of the garden corridor. These gardens (situated between Belsize Square and Belsize Park Gardens) create an extensive green space, which serves the afore-mentioned purpose of a beautiful, green, and quiet neighbourhood.

7. Massive solar panels. The purpose of proposed addition of solar panels to the roof of the building is not only questionable but also not in character with the area. They would also add to the height of the building, which is already enormous at 3m high. It will definitely add a glare to the surrounding buildings in the course of the day.

8. Exacerbating noise problems from 48 Belsize Square. We are concerned that the acceptance of the plan inclusive of hard surfaces will increase noise pollution. The hard surfaces do not absorb the noise. Let us note that this comes in addition to a lot of noise nuisance already coming from 48 Belsize Square, which has been the subject of complaints to Camden Council.

9. Omissions. There is an obscure reference to 'a large water feature.' What is that exactly? What else is omitted? How much of work already undertaken since June 2021 has taken place with no proper approval?

We have reason to believe that the proposed structure is not really intended to serve as a 'simple looking garden house which will blend with the existing garden.' It will be an environmentally abhorrent, commercial structure, that may well serve for short term Airbnb type tenants. It is unclear how neighbours in many surrounding flats are to be compensated.

We urge the council to reject the plans and order the immediate dismantling of any work done already without approval.

Dr Edite Yoran Ronnen
Preferred method of communication by email at editeronnen@gmail.com

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On behalf of the free holders of flat 1, 47 Belsize Square
