

CONSULTATION SUMMARY

Case reference number(s)

2021/0695/P

Case Officer:

Joshua Ogunleye

Application Address:

Garden Flat
3 Belsize Park Gardens
London
NW3 4LB

Proposal(s)

Replacement aluminium door with obscured glass and the installation of 3no. ventilation flue vents, on the side elevation.

Representations

Consultations:	No. notified	0	No. of responses	1	No. of objections	1
					No of comments	0
					No of support	0

Summary of representations

Site notice displayed 25/03/2021 to 18/04/2021

Press notice display 26/03/2021 to 17/04/2021

The owner/occupiers of No.5 Belsize Park Gardens has objected to the proposed scheme on the following grounds:

- 1. Item B is not a ventilation pipe as stated, it is a high powered, large industrial kitchen extractor. It pumps out cooking fumes from the kitchen at 3 BPG which is located at the other side of the house. I question why Item B is located so far away from the kitchen area?*
- 2. The extractor is both powerful and noisy. It is used regularly on a daily basis at all hours of day and night.*
- 3. It is therefore misleading for the architect to refer to Item B as a "Ventilation Pipe". It may draw clean air back in to ventilate a space but it does pump out cooking fumes and associated smells that pollute the air.*
- 4. The change of windows from traditional sash to plain glass allows both my bedroom and bathroom to be clearly visible from a newly formed*

room in their build. I also believe that the rear extension exceeds the permitted development height of 3m granted in Feb 2018. They have also raised the height of the side walkway and clad in a timber broad walk style. Again not shown on the submitted plans and not I imagine in keeping with Belsize Conservation guidelines?

Officer response:

1. *Item B relates to a kitchen extractor flue vent used within a domestic setting. Details of the mechanical components responsible for the extraction and air flow have been submitted and they demonstrate to be of a domestic scale, with low levels of noise and odours. These elements do not require planning permission. The only relevant part that requires planning permission is required is for the flue vent and this is considered acceptable due to its modest scale, characteristic for a domestic setting.*
2. *Details of the other elements associated with the external flue and to be installed internally have been submitted and they are of domestic nature, to be expected within a residential setting.*
3. *Issues related to fumes, antisocial noise, and pollutions within a domestic setting are covered under Environmental Protection Act 1990.*
4. *The submission responds to the requirements submitted as part of the enforcement investigation and found acceptable and in line with Camden policy and guidance.*

Recommendation:

Grant conditional planning permission