


**Subject:** Planning Application - 2021/3864/P  
**Attachments:** 2021-10-20 (2).png



**These are the comments of – Barbara Jackson, Garden Flat 5A Belsize Crescent NW3 5QY.**  
**For technical reasons I have been unable to submit comments on the planning website, hence this email.**

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

My first impression is that the planners have made significant efforts on the front of the house to satisfy the neighbours in Belsize Park Mews and avoid complaint. Such consideration has not been given to Belsize Crescent properties at the rear of the development.

This is not a householder application, as described in the Application Details but a commercial development for profit.

Comments are as follows:-

**Over-intensification of the Site**

The planning application in question proposes the erection of a single storey roof extension at second floor level plus an extensive roof terrace.

A further roof terrace at the rear on the floor below is also planned.

Surely one large roof terrace will provide sufficient external space to create the desired amenity on a site of this size without having to create another at the rear.

**Sense of Enclosure**

The proposed development would create at its rear a strong sense of enclosure to both garden flats at 5 and 7 Belsize Crescent and the flats above, the feeling of being solidly boxed in. In my case, the garden is bounded to the southeast by a 6m high wall on the side of Burdett Mews and the boundary wall at the bottom, behind which is 5 Belsize Park Mews. According to the planners a large trellis, effectively a screen, would be erected to enclose and protect the privacy of those using the proposed rear roof terrace. For purposes of privacy the trellis will be 1.8m tall by 2m wide, with dense crisscrossing strands.

Please see attached photo. The garden of 5 Belsize Crescent is at LHS beneath the high boundary wall of Burdett Mews. The garden adjoining with a white summerhouse is that of 7 Belsize Crescent.

**Overlooking, Privacy & Outlook**

The addition of a rear roof terrace at first floor level, accessible from the master bedroom by a sliding door, will certainly create overlooking and loss of privacy despite there being a 1.8m high trellis/screen in place.

This would be highly intrusive to most of the flat dwellers in 5 and 7 Belsize Crescent, not only in terms of lack of privacy but also in increased noise levels.

The creation of a second outdoor recreation area is not only an invasion of privacy for those of us living in 5 and 7 Belsize Crescent, but also erosion of our existing amenity and outlook.

#### **Loss of light**

Both gardens at 5 and 7 Belsize Crescent will clearly lose more light because the existing skylines will be obscured in some part by an additional second storey. The high wall of Burdett Mews already overshadows and obscures a huge amount of both gardens, the extent of which can be seen from my attached photo, a screenshot from Google Earth as pictured on 4 November 2020.

The loss of light issue has been partially addressed within this latest set of plans. However, the fact is we at 5 and 7 Belsize Crescent will still lose a certain amount of light. That loss may well be within the regulated requirements but because we already lose so much due to the Burdett Mews wall it means that any further loss of light is proportionately more significant in our case.

I feel very strongly that a site visit by a Camden Planning Officer would be highly appropriate in these circumstances. No amount of photography or architects' drawings can re-create the reality of boots on the ground.

#### **Separation between buildings**

According to CPG6, item 2.4 to ensure privacy the suggestion is a minimum distance of 18m between the windows of habitable rooms directly facing the proposed development. In the case of 5 Belsize Crescent the distance between my rear windows and the rear roof terrace is approx. 9.7m, virtually 50% of 18m.

#### **Planning Heritage Design**

There is no mention that other applications for similar developments in Belsize Park Mews have been successfully challenged by people living in Belsize Crescent resulting in plans being downsized to angled or stepped roofs to avoid loss of light, privacy, and an overbearing effect.

#### **Further comments**

Referring to Page 14 of the Planning Statement: 'The proposed white reflective painted render to the rear elevation would enhance the natural light.' Much of the benefits of white reflective render will be lost to us in the gardens of 5 and 7 Belsize Crescent as we will be faced with the trellis which of necessity will be dense and dark. Not much better than being faced by the concrete wall as in the original plans.

Referring to Page 21 of the Planning Statement: the 3D image described as 'Aerial view of roof terrace'. If one looks at the flat grey wall adjoining the roof terrace at first floor level, there is no indication of the sliding door that opens from the master bedroom on to the 'walk on glass'. Rather misleading – only spotted by close scrutiny of the architects' drawing number 1005/111.

**Please confirm receipt of this email and the attachment.**

**Barbara Jackson**