



Subject: Ref 2021/4743/P ,81 BelsizePark Gardens ,NW3 4NJ, Objection



Dear Mr Wong

We are the owners of 8 Lancaster Stables which shares a party wall with the site of this application .

We are writing to object to the application .

The idea of three duplex within the same footprint could be acceptable in principle but there are fundamental issues to be resolved .

1. The fire exit to Lancaster Stables is marked “ secondary entrance “ which is not acceptable. This has been solely a fire exit since the gym was first built .There is no reason it should change. There should be a condition stating it is a fire exit only and it cannot be used for any other purpose.

2. There must be a Construction Management plan for the works as it is a very restricted site. There were many acoustic issues across the party wall when the gym was in use . The proposed layout would produce sound transference problems which would break Camden’s acoustic guidelines. Either the Robust Details certification should be followed or pre completion sound testing . These should be covered by a condition.

3 Our support in principle recognises that this is in the heart of the Conservation Area Therefore ,the Conservation Area Committee and Camden planners should not allow any future alterations which do not preserve or enhance the Conservation Area.

Thank you

Alistair Barr RIBA , ARB

