

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/4743P	David	20/11/2021 19:31:27	OBJ	Dear all,

██████████ and object to the application unless the following conditions and obligations are imposed.

In the event that the Council grants prior approval I respectfully ask that the following matters are addressed by way of planning conditions or alternatively by way of planning obligations. It is considered that all the suggested conditions listed below are 'reasonably related to the subject matter of the prior approval' as required by Paragraph W(11) given that the building is located in a conservation area. These conditions will protect the amenities of neighbours in what is a tight and constrained space.

The conditions should be :

1. The building should be used strictly in accordance with the drawings provided in the application made.
2. There should be no subsequent application for demolition and rebuild for more than 3 flats. The Pre App Response from the Council dated 2 July 2021 indicated the earlier discussions with the council were for a demolition and rebuild for 15 flats to which we would strongly object.
3. In addition
 - i) A condition should be imposed relating to the use of the flat roof areas the effect of which is to prevent their use as amenity areas and restrict this use to emergency or maintenance access only.
 - ii) All permitted development rights should be removed.
 - iii) Details relating to noise, including noise from plant, such as heating or cooling units, should be imposed. A separate condition should also be imposed relating to sound insulation.
 - iv) There should also be a scheme in place to control the use of artificial lighting on the external fabric of the building.

The following matters should be controlled by way of a planning obligation: a construction management plan should be secured by way of a planning obligation to ensure that the building operations necessary to carry out the conversion works are done so responsibly and with due regard to protecting the amenities of neighbours. Such a plan should control construction vehicle parking along with hours of works as well as matters like dust and noise emissions. The plan should also require an asbestos check to be undertaken so as to guard against potentially toxic waste.

The works could cause disruption to residents in the form of construction traffic, congestion, road safety issues, noise, air pollution and amenity issues. The Annexe 3 Transport Statement states at sect on 4: 'Construction vehicles will load/unload within the Site where possible to avoid unnecessary disruption to local residents on Belsize Park Gardens.' There is only a small front area off the pavement where loading/unloading can take place. Any lorry backing on to the forecourt of the Site will likely extend across the pavement. If there is a truck standing across the pavements, it is not clear how 4.5 that 'Pedestrian routes around the Site will be maintained during construction.' will be met.

Hours of operation on the site are given as Saturday 08:00 – 13:00. Given this is a residential area the start time on Saturday should be later. A condition should be that residents should be consulted and notified on any

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occasions of work outside these hours or when delivering abnormal loads.

On another aspect, may I remind that the building looks on a private garden and attention to our privacy should be respected. I would ask that these comments are taken into account when making the determination.



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2021/4743P	saul galpern	20/11/2021 20:17:30	COMMENT	<p>I live at 81 a , this is the building which is an extension of 81 and where these works are planned I object to the application unless the following conditions and obligations are imposed.</p> <p>Planning Conditions/Obligations In the event that the Council grants prior approval I respectfully ask that the following matters are addressed by way of planning conditions or alternatively by way of planning obligations.</p> <p>It is considered that all the suggested conditions listed below are 'reasonably related to the subject matter of the prior approval' as required by Paragraph W(11) given that the building is located in a conservation area. These conditions will protect the amenities of neighbours in what is a tight and constrained space.</p> <p>The conditions should be :</p> <ol style="list-style-type: none"> 1.The building should be used strictly in accordance with the drawings provided in the application made 2. There should be no subsequent application for demolition and rebuild for more than 3 flats. The Pre App Response from the Council dated 2 July 2021 indicated the earlier discussions with the council were for a demolition and rebuild for 15 flats to which I would strongly object. 3. In addition <ol style="list-style-type: none"> i) A condition should be imposed relating to the use of the flat roof areas the effect of which is to prevent their use as amenity areas and restrict this use to emergency or maintenance access only. ii) All permitted development rights should be removed. iii) Details relating to noise, including noise from plant, such as heating or cooling units, should be imposed. A separate condition should also be imposed relating to sound insulation. iv) There should also be a scheme in place to control the use of artificial lighting on the external fabric of the building. <p>The following matters should be controlled by way of a planning obligation: a construction management plan should be secured by way of a planning obligation to ensure that the building operations necessary to carry out the conversion works are done so responsibly and with due regard to protecting the amenities of neighbours. Such a plan should control construction vehicle parking along with hours of works as well as matters like dust and noise emissions. The plan should also require an asbestos check to be undertaken so as to guard against potentially toxic waste.</p> <p>The works could cause disruption to residents in the form of construction traffic, congestion, road safety issues, noise, air pollution and amenity issues. The Annexe 3 Transport Statement states at section 4: 'Construction vehicles will load/unload within the Site where possible to avoid unnecessary disruption to local residents on Belsize Park Gardens.' There is only a small front area off the pavement where loading/unloading can take place. Any lorry backing on to the forecourt of the Site will likely extend across the pavement. If there is a truck standing across the pavements, it is not clear how 4.5 that 'Pedestrian routes around the Site will be maintained during construction.' will be met.</p> <p>Hours of operation on the site are given as Saturday 08:00 – 13:00. Given this is a residential area the start time on Saturday should be later. A condition should be that residents should be consulted and notified on any occasions of work outside these hours or when delivering abnormal loads.</p>

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2021/4743P	Henrietta Goodden and David Thomas	21/11/2021 13:01:59	OBJ	<p>[REDACTED] adjoining the application building.</p> <p>In the event that the Council grants prior approval we respectfully ask that the following matters are addressed by way of planning conditions or alternatively by way of planning obligations.</p> <p>It is considered that all the suggested conditions listed below are 'reasonably related to the subject matter of the prior approval' as required by Paragraph W(11) given that the building is located in a conservation area. These conditions will protect the amenities of neighbours in what is a tight and constrained space:</p> <ol style="list-style-type: none">1. The building should be used strictly in accordance with the drawings provided in the application.2. There should be no subsequent application for demolition and rebuild for more than 3 flats. The Pre App Response from the Council dated 2 July 2021 indicated the earlier discussions with the council were for a demolition and rebuild for 15 flats to which we would strongly object.3. In addition<ol style="list-style-type: none">i) A condition should be imposed relating to the use of the flat roof areas the effect of which is to prevent their use as amenity areas and restrict this use to emergency or maintenance access only.ii) All permitted development rights should be removed.iii) Details relating to noise, including noise from plant, such as heating or cooling units, should be imposed. A separate condition should also be imposed relating to sound insulation.iv) There should also be a scheme in place to control the use of artificial lighting on the external fabric of the building. <p>The following matters should be controlled by way of a planning obligation:</p> <p>A Construction Management Plan should be secured by way of a planning obligation to ensure that the building operations necessary to carry out the conversion works are done so responsibly and with due regard to protecting the amenities of neighbours. Such a Plan should control construction vehicle parking along with hours of works as well as matters like dust and noise emissions. The Plan should also require an asbestos check to be undertaken so as to guard against potentially toxic waste.</p> <p>The works could cause disruption to residents in the form of construction traffic, congestion, road safety issues, noise, air pollution and amenity issues. The Annex 3 Transport Statement states at section 4: 'Construction vehicles will load/unload within the Site where possible to avoid unnecessary disruption to local residents on Belsize Park Gardens.' There is only a small front area off the pavement where loading/unloading can take place. Any lorry backing on to the forecourt of the Site will likely extend across the pavement. If there is a truck standing across the pavements, it is not clear how 4.5 that 'Pedestrian routes around the Site will be maintained during construction.' will be met.</p> <p>Hours of operation on the site are given as Saturday 08:00 – 13:00. Given this is a residential area the start time on Saturday should be later. A condition should be that residents should be consulted and notified on any occasions of work outside these hours or when delivering abnormal loads.</p> <p>We would ask that these comments are taken into account when making the determination.</p>

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2021/4743/P	Iain Roxborough	19/11/2021 17:12:16	COMNOT	<p>81 Belsize Park Gardens 2021/4743/P</p> <p>[REDACTED] and object to the application unless the following conditions and obligations are imposed.</p> <p>Planning Conditions/Obligations</p> <p>In the event that the Council grants prior approval I respectfully ask that the following matters are addressed by way of planning conditions or alternatively by way of planning obligations.</p> <p>It is considered that all the suggested conditions listed below are 'reasonably related to the subject matter of the prior approval' as required by Paragraph W(11) given that the building is located in a conservation area. These conditions will protect the amenities of neighbours in what is a tight and constrained space.</p> <p>The conditions should be :</p> <ol style="list-style-type: none">1.The building should be used strictly in accordance with the drawings provided in the application made.2. There should be no subsequent application for demolition and rebuild for more than 3 flats. The Pre App Response from the Council dated 2 July 2021 indicated the earlier discussions with the council were for a demolition and rebuild for 15 flats to which I would strongly object.3. In addition<ol style="list-style-type: none">i) A condition should be imposed relating to the use of the flat roof areas the effect of which is to prevent their use as amenity areas and restrict this use to emergency or maintenance access only.ii) All permitted development rights should be removed.iii) Details relating to noise, including noise from plant, such as heating or cooling units, should be imposed. A separate condition should also be imposed relating to sound insulation.iv) There should also be a scheme in place to control the use of artificial lighting on the external fabric of the building. <p>The following matters should be controlled by way of a planning obligation: a construction management plan should be secured by way of a planning obligation to ensure that the building operations necessary to carry out the conversion works are done so responsibly and with due regard to protecting the amenities of neighbours. Such a plan should control construction vehicle parking along with hours of works as well as matters like dust and noise emissions. The plan should also require an asbestos check to be undertaken so as to guard against potentially toxic waste.</p> <p>The works could cause disruption to residents in the form of construction traffic, congestion, road safety issues, noise, air pollution and amenity issues. The Annex 3 Transport Statement states at section 4: 'Construction vehicles will load/unload within the Site where possible to avoid unnecessary disruption to local residents on Belsize Park Gardens'. There is only a small front area off the pavement where loading/unloading can take place. Any lorry backing on to the forecourt of the Site will likely extend across the pavement. If there is a truck standing across the pavements, it is not clear how 4.5 that 'Pedestrian routes around the Site will be maintained during construction' will be met.</p> <p>Hours of operation on the site are given as Saturday 08:00 - 13:00. Given this is a residential area the start</p>

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				<p>time on Saturday should be later. A condition should be that residents should be consulted and notified on any occasions of work outside these hours or when delivering abnormal loads.</p> <p>I would ask that these comments are taken into account when making the determination. Iain Roxborough</p>
2021/4743P	Arnon Rubinstein	20/11/2021 19:24:21	OBJ	<p>Dear Mr Wong,</p> <p>I would like to refer you to a letter sent to you on the 18th of November by David Evans, Consultant Solicitor, Keystone Law. Mr Evans represents Mr and Mrs Rubinstein who live at [REDACTED] [REDACTED] immediately adjacent to the application site.</p> <p>Yours sincerely, Arnon Rubinstein</p>