


Subject: Planning Application 2021/5691/P - please confirm receipt of this email



Dear Sofie

I attach a photograph showing the direct sightline from the existing window of 5 Belsize Park Mews into my garden at 7 Belsize Crescent. The patio doors of the proposed rear terrace will also look directly into my garden through the slatted screen, invading my privacy.

I have copied below my Objection comments which I have already put on the website. Please can you add the photograph on the attached Powerpoint slide to my comments?

I am the owner of the basement flat at 7 Belsize Crescent.

I strongly object to this planning application (2021/5690/P0).

This development will be an overbearing, light-blocking, privacy-destroying development for 5 and 7 Belsize Crescent, increasing the already high sense of enclosure from surrounding buildings.

Very little has changed since the last application was refused.

- ∞ **No precedent** for a rear 1st floor terrace of this type in any of the developments in Belsize Park Mews (BPM) to date. The rear terrace looks straight into the garden of 5 Belsize Crescent.
- ∞ The rear terrace is an **over-intensification** of the site. There is already a very large patio terrace at the front of the building – see the architects’ drawings. (The CGI drawings significantly understate this space so are deceptive.)
- ∞ For 5 Belsize Crescent, this 1st floor roof terrace will be **like having strangers sitting on your garden wall, less than 10m away from the bedroom**. The double patio doors indicate a clear intention to put a table and chairs out there for 2-3 people. The gaps in the screen **will not ensure privacy or stop noise** coming into the

gardens of 5 and 7 Belsize Crescent. The height of the lightwell and the screen / trellis will further add to the **sense of enclosure** for 5 Belsize Crescent.

∞ 4.9 in the Delegates Report states the windows of the rear terrace won't look into the garden of 7 Belsize Crescent. This is untrue – there is a **direct sightline**. See photo attached.

∞ The height of the extension will have an **'overbearing and/or dominating effect'** from Belsize Crescent. It will add to the significant loss of light caused by other developments in BPM, notably no 6. Painting the back wall of the rear 1st floor terrace white does not compensate for the loss of daylight caused by the addition of a whole third floor.

∞ In a Conservation Area, attention should be given to the impact of a development on the buildings at the **rear**, not just at the front. We in the basements flats of 5 and 7 Belsize Crescent already have a strong **sense of enclosure** because we look out into 3 storey monolithic brick walls. The proposed 5BPM development makes it even worse. See photos.

∞ **Developer Application** – this application is for a developer, not a private householder.

Error in Application – under **Application Details** on the online page it states “Erection of **two** storey rear extension and rear terrace at first floor.” But the Council's Delegated Report refers to “a **single** storey roof extension and terrace.” Is this an error or something which is not being made clear in the application?

Site visit requested - I request again that a representative from Camden Planning comes to see the impact on 5 and 7 Belsize Crescent for themselves. Looking at the plans is no substitute for being on the spot to understand the loss of light and privacy and increased sense of enclosure.

Some comments on this application do not state whether the author actually lives in BPM / Belsize Crescent or any street affected by this application. If they don't, I query the validity of these comments.

Thank you again for your help.

Best wishes
Gillian



The proposed glass patio doors will look directly into my garden at 7 Belsize Crescent – lack of privacy