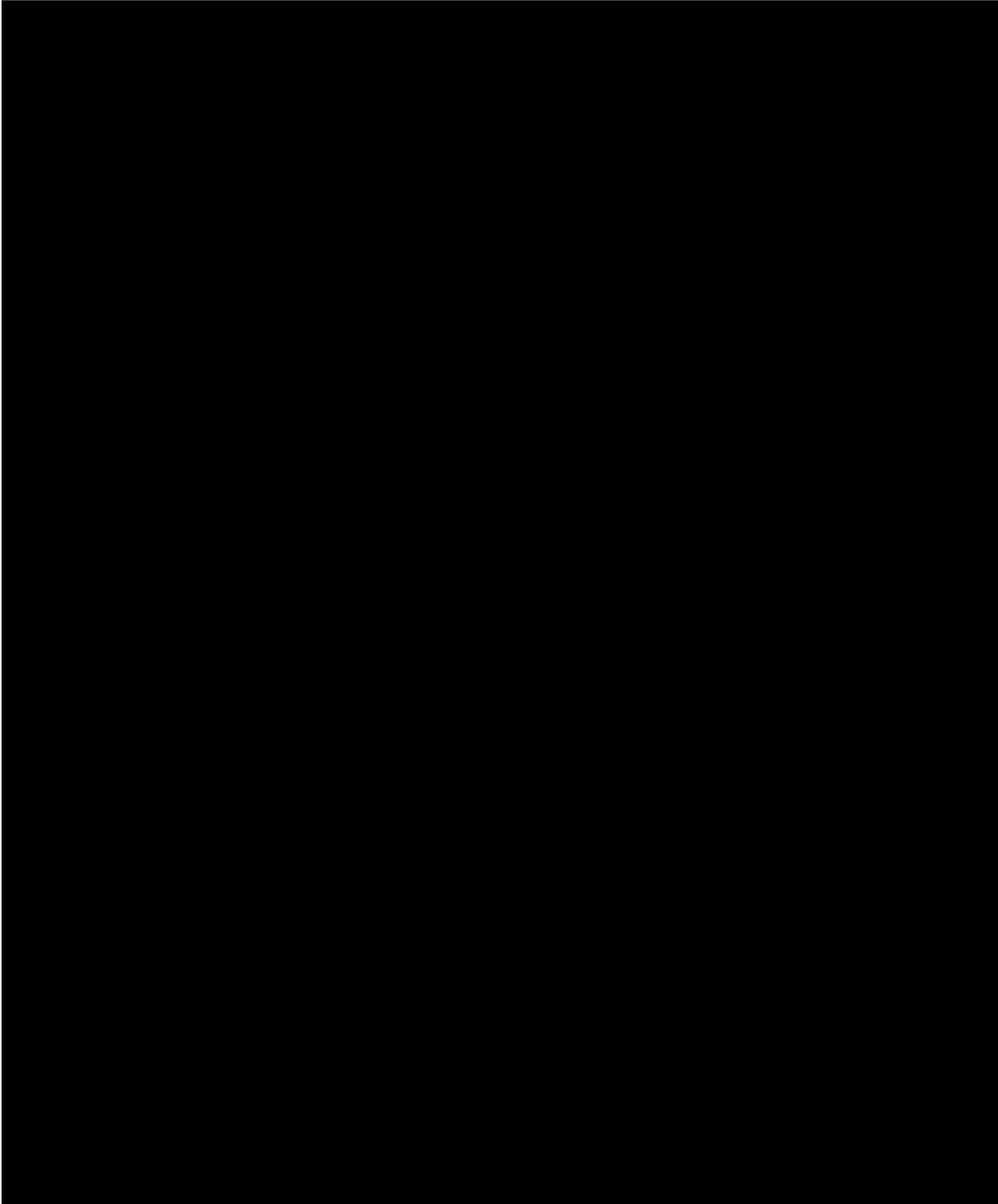


**Rafi Miah**

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Dear Mr Young,

I realise that the date for objections to this application has passed but the decision has not been made and Belsize Society would wish to object to the application as it currently stands.

The current buildings are in an increasingly dilapidated state and need to be rescued. 39 is an important building. We recognise that the buildings need to be restored.

There is already a resolution to grant consent for a 20 unit scheme, subject to entering into a S106 Agreement, and this application is refining this to provide a larger number of smaller units.

Some changes have been made since the original application was submitted, in particular for an air-sourced heating system rather than individual gas fired boilers. That presumably meets Camden's Green Agenda, but leaves a rather large and unsightly compound in the rear of the garden to house the equipment that is required. This needs to be designed in a much more sensitive way, with detailed noise and environmental assessments. At the moment the proposals show a large shed like structure which is not acceptable.

The affordable housing issue is not addressed properly in the application. Camden had the position reviewed by its consultants BPS, who confirmed that they could not impose a direct affordable housing obligation. BPS will need to repeat the exercise for the new proposals.

There is no wildlife survey provided. Given the extent and state of the garden areas, this type of survey should be provided. It is currently an important and significant green space in the urban area. Protection for wildlife and plant life should be provided as appropriate.

The railway tunnels running along Nutley Terrace and underneath the property may impose constraints and the rail authorities need to review and approve the proposals.

There are some issues with the surface water drainage proposals. The sewerage capacity is limited and the proposals seem to suggest that they are going to use on site attenuation tanks. That is a solution that can only be used as a last resort according to the applicant's own consultants. It is hard to see how this solution is being used as a last resort when there are many alternative solutions.

The treatment of boundary walls, gates etc will all presumably be dealt with in the detailed approval stage but it is important that these are sympathetic to the area with no local able gates or artificial grass involved

Regards  
Tom Symes  
For Belsize Society