

From:
Sent: 21 September 2022 11:19
To: env.devcon@camden.gov.uk; udr@camden.gov.uk; Planning Planning
Subject: Conservation area advisory committee comments form
Attachments: 21778024.htm; 21778024.xml; 21778024.pdf

CONSERVATION AREA ADVISORY COMMITTEE

Advisory Committee: Belsize
Application ref: 2022/3470/P
Address: Land to rear of 50 Belsize Park Gardens / 57 Primrose Gardens London
NW3 4ND Planning Officer: Kate Henry Comments by: 05 Oct 2022
Proposal: Erection of detached, single storey, 3-bedroom dwelling (C3) following
demolition of existing artist's studio (Sui Generis)

Objection: Yes

Observations: Objection

The GIA of the existing studio is stated as 66sqm, giving a footprint of say 72 sqm. The garden has an area of 290 sqm, giving a total site area of 362 sqm. The existing studio therefore takes up about 20% of the site area. The proposed dwelling has a footprint of 162 sqm, which would be about 45% of the site area. This substantial increase in the building footprint and the consequent loss of garden is unacceptable.

The proposed building is lower than the existing studio but is unnecessarily high and will be visible from the gardens and ground floor rooms of the surrounding houses. An internal ceiling height in this location of 3.10 m is excessive, the roofs could be nominally flat.

There is a risk of light pollution from the large areas of glazing.

David Thomas
for BCAAC

DOCUMENTS ATTACHED

No details entered

ABOUT THIS FORM

Issued by: Contact Camden
5 Pancras Square
London N1C 4AG
Form reference: 21778024