

I, Mary Stokes, am a director of and make this objection on behalf of the company are owners into which our building is divided. Our property has a view over the garden of Belsize Grove and our large communal garden at the back is adjacent to the garden where the proposed Ecospace studio is to be erected. The directors and members of

1. The description of the proposal as the replacement of an existing structure is inaccurate and misleading. The studio will sit in what is currently and always has been an area of garden, albeit a wild one. This area was in separate ownership and has only recently been sold, we believe to various owners of flats in 9-11 Belsize Grove.
2. The studio proposed is large (with about a 40 square m footprint and a roof rising to 3.9 m at the front). It will be very visible from the rear of our property, spoiling a green, rural feeling and outlook. It will be visible at night with downlights proposed on the underside of the soffit. Are there also to be lights the length of the garden to show the way to the studio, adding to light pollution?
3. The proposal involves the felling of three trees and potential harm to the roots of various others, harming a rich bird and other natural life in the area, including our garden. There are also bats in the area and their habitat is likely to be adversely affected.
4. The proposal states that the studio is for ancillary residential purposes, whatever that means. The proposal includes plumbing for water and sewage, with an anticipated cost of the project of up to 2 million pounds. This suggests that the studio may be used for separate residential purposes and not merely [e.g. as](#) a summer house/ study for the applicant. A visit to the Ecospace website confirms this fear: the garden studios of this sort of size can include kitchen, shower room, double bedroom, underfloor heating.

We strongly oppose this application.