

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2863/P	George and Lesley Magnus	21/09/2022 19:13:14	OBJ	<p>We are the residents of Flat 9, 13 Belsize Grove and are writing to object to the planning application for a studio room in the garden of 9-11 Belsize Grove.</p> <p>The area where it is proposed to site the studio has always been a garden and is part of the amenity of the area, providing a peaceful outlook and much needed green space and wildlife habitat within the residential neighbourhood. There are bats in the area. Has their habitat been considered? The proposed building works include felling several trees, thus destroying wildlife habitat and natural screening for nearby buildings. Although the Tree Report says that the trees are in need of felling there is no proposal to replace them.</p> <p>The studio is planned to be installed at the rear of the garden, but this is also at the rear of the adjacent gardens and those of the houses that back onto the site. This is an area where residents should be able to have peaceful and quiet enjoyment of their gardens without additional residential noise and disturbance.</p> <p>It is not appropriate to build a residential studio on this garden site. Although it is cited as providing ancillary accommodation for Flat 6, 9-11 Belsize Grove, the provision of water, sewers, electricity and internet suggests that it could be used as a quite separate permanent residence. The application cites soft lighting but presumably lighting would have to be provided along the access route to the studio. Furthermore, the diagram of the studio seems to imply a sink area, separate from the toilet/shower, a kitchenette?</p> <p>In the Planning Application under 'Existing and Proposed Use', the Existing gross Internal floor area is stated as 96.5 sq m but it is not at all clear to what existing internal measurement this refers. There is no structure on the proposed site.</p> <p>This then also undermines the claim that the internal floor space that will be lost and the internal floor space gained will both be nil. Given that the proposed structure is a new one it cannot be compared with an existing structure in the same place. In any event, the application states that the internal floor space of the new studio structure will be almost 40 sq m, which is a very large area of residential garden that will be built on, and bigger - and taller - than anything that currently exists in that garden or any of the adjoining properties.</p> <p>The supporting document says that the building will be 26m away from the rear façade of the main building but it will be very close to the houses it backs onto on Howitt Road.</p> <p>The drawings of the elevation are misleading in that it looks as though the boundary with the garden of 13 Belsize Grove is a high wall alongside which this building is located. This is not the case as the boundary consists of a simple wooden fence which is not very high so the building will be rising well above the boundary and the residents of 13 Belsize Grove will lose their wooded garden aspect, as it will be replaced by a very obvious intrusive structure. The fence can be clearly seen in the photo which shows the proposed site.</p> <p>We understand that other sections of the garden have been sold to other residents of 9-11 Belsize Grove. If this studio is granted permission then it will set a precedent for other applications and the garden could become a mosaic of 'studios', completely undermining the landscape and treescape of the neighbourhood.</p> <p>George and Lesley Magnus</p>

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2022/2863/P	Olga	20/09/2022 12:32:07	COMMNT	I'm against the erection of the building as there is no structure on site in being replaced and the so called Studio is being proposed includes plumbing which implies a primary (not ancillary) purpose.
2022/2863/P	13 Belsize Grove Ltd	21/09/2022 12:38:26	OBJNOT	<p>I, Mary Stokes, am a director of and make this objection on behalf of 13 Belsize Grove Ltd. This company is the freehold owner of 13 Belsize Grove, the property next door to 9-11 Belsize Grove. The directors and members of the company are owners of 5 of the 9 flats into which our building is divided. Our property has a view over the garden of 9-11 Belsize Grove and our large communal garden at the back is adjacent to the garden where the proposed Ecospace studio is to be erected.</p> <ol style="list-style-type: none"> 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. <p>We strongly oppose this application.</p>