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F.A.O: Sofie Fieldsend
Camden Council
Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

15th September 2022

Dear Sofie,

Minor Amendment Application 5 Belsize Park Mews, London, NW3 5BL, Planning Portal Reference PP-09445912v2

We recently submitted a minor amendment application in August 2022 for the above property planning portal reference PP-09445912v2.

As we are still awaiting validation your colleague Ramesh Depala has been in touch regarding a potential enforcement issue. This relates to the submitted scheme. Having spoken to Ramesh recently he advised to make a careful check of the development currently under construction and include any elements which differ from the approved scheme in application reference 2021/5690/P.

There are 2 parts to the minor amendment application. These include:

1. Replacing the frosted glass wall facing on the second-floor rear north elevation. The glazing is not required for natural light and as it provides no ventilation, it will create overheating within the building. This will ensure the design contributes to making a climate resilient building, by removing a glazed element of the scheme.

The revision would replace the glazed wall with matching white painted rendered block wall as with the other elements of the scheme (such as the adjoining shower room). This ensures

continuity in design and materials as per the approved plans. It will also provide greater privacy for both the occupiers and adjoining residential property.

2. On the advice of the Party Wall Surveyor, we have also been recommended not to include the approved frosted glass wall as it returns on the second-floor north-east side elevation. This is owing to it preventing the adjoining owner from using the wall in the future. A copy of the redacted email is included in this letter.

Therefore, we are proposing as the minor amendment to replace the frosted glass wall on the second-floor north and north-east elevations with white painted render wall to match to other approved design elements. This is on the advice of the Surveyor and for comfort for future occupiers.

Yours Sincerely

HLB

Hannah Barter
Managing Director



Jamie Cook Bowen Partnership

10:08

To: [REDACTED]

RE: 5 BPM

Dear [REDACTED]

Thank you for your email.

Under the Act, Section 2 permits the raising of a party wall. It is not, however, acceptable to raise such a wall with a timber structure particularly built partially on the wall and incorporating glazed panels. This is primarily because it prevents the adjoining owner from using the wall in the future, which would be a breach of the Act.

An acceptable arrangement would be to raise the height of the wall using its full thickness in robust materials such as brick or block. This would then enable the adjoining owner to make use of the wall in the future as permitted by Section 2 of the Act.

I trust that this clarifies your query.

Regards,

[REDACTED]

-----Original Message-----