



Subject:

2022/2063/P 9-11 Belsize Grove



Dear Sir,

My name is Luke Palmer and I am the owner of Flat 1, 9-11 Belsize Grove, NW3 4UU.

I would like to state my objection to Camden Planning Application 2022/2063/P. The proposed Replacement of existing structure and erection of a single storey garden studio for ancillary residential purposes at land to the rear of 9-11 Belsize.

The application contains misleading information and falsehoods that warrant a physical site visit by the planning officer.

The application states:

“Replacement of existing structure and erection of a single storey garden studio for ancillary residential purposes”
There is no such existing structure and has not been since I have owned my flat in 1985. This is a complete fabrication of the facts.

The land upon which the applicant wishes to build is a completely separate piece of land, detached from Flat 6, 9-11 Belsize Grove, which is a flat to the front of 9-11 Belsize Grove, overlooking the street.

Flat 6 has the current Land Registry Title BB2485 whereas the piece of land affected by this development is NGL623035. For some reason the application is using NGL518755; this title is an old “closed title” referring directly to Flat 6 9-11 Belsize Grove and not the land to the rear of 9-11 Belsize Grove. Surely planning cannot be granted for an application using the incorrect Land Registry Title?

There is no direct access from Flat 6 to the land in question. The only way of accessing the site is through the front door and subsequently lobby of 9-11 Belsize Grove. The application is misleading. The land is not adjacent to Flat 6, 9-11 Belsize Grove and absolutely is not part of the demise of Flat 6. In fact with planning permission this piece of land could quite easily be sold as an entirely separate concern for profit and development.

The description on the application proposes a garden studio ‘for ancillary residential purposes’ but the layout plan shows a bathroom with mains plumbing and sewerage. Does this not throw into question the intended use of the building? Any future owner may attempt to use it for other purposes such as ‘Airbnb’ use.

The Site is located within the Belsize Conservation Area with trees that are protected by the TPO C220 2000. But why is this TPO not mentioned or flagged in their tree report? Any trenches that will need to be dug for the mains plumbing and sewerage will have to pass directly by the roots of the mature Ash tree to the street. This mature Ash tree is of great value to the Conservation Area and is directly adjacent to the site and any underground works would, no doubt, have a detrimental effect on it.

Please look further into this application. This has the potential to be development of garden land in a conservation area for residential use and the subsequent sale for profit.