

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/2863/P	Theo Taylor	25/09/2022 11:14:50	SUPPRT	<p>I strongly support this application. The land was previously unkempt and of no utility. The plans that the owners have put forward will ensure that the land is developed in a manner that is highly sympathetic, with suitable consideration given to promoting biodiversity and wildlife. The structure that is being proposed is of a design and will be made of materials that are in keeping with the rest of the space (natural and understated woods). There are structures of a similar size on plots adjacent to this (and these are far more incongruous with the extant environment). Objections that have been made to this application likely come from people who benefit from having an untended, overgrown and useless piece of land next to them (i.e. neighbours who have an unreasonable expectation of how much privacy/seclusion they are entitled to). The building will not be capable of being used as a residential dwelling so objections as to its potential future use on this basis are without merit.</p> <p>From my review of the proposals, it is clear that significant thought has been put into addressing potential concerns and that development of this manner should be encouraged and held up as a model for others in the area who wish to embark on similar projects. To reject this when far worse applications have been accepted in the past would send the wrong message about the standards expected when looking to undertake such developments in the borough.</p>

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2022/2863/P	Lanra and Bob Katovsky	25/09/2022 13:32:10	OBJ	<p>We are Laura and Bob Katovsky, the owners of Flat 4 in 9-11 Belsize Grove. Flat 4 faces the site and every window and room of our flat overlooks the proposed structure.</p> <p>We have the following objections to this application :</p> <ol style="list-style-type: none"> 1. This application constantly refers to 9-11 Belsize Grove but the land that the application refers to is completely unrelated and separate to 9-11 Belsize Grove. The property of 9-11 Belsize Grove is described in Title Reference LN127375 and this application refers to is described in Title Reference NGL623035. 2. The location map of the application incorrectly includes the property of 9-11 Belsize Grove. 3. The application states that it is "Replacement of existing structure" is untrue as there is no existing structure nor has there been any structure on this in the last 30 years we have been living there. 4. The application states that it is "ancillary to the adjacent apartment of Flat 6, 9-11 Belsize Grove " however Flat 6 is a Belsize Grove facing flat in the front of the building while the land described in LN127375 is at the rear of the building behind 2 gardens. Flat 6 , 9-11 Belsize Grove and the plot of land are totally separate entities that may or may not now or in the future, be owned by the same people. 5. The land described in LN127375 is in fact adjacent to the buildings in Howitt Road. No notices of this planning application were placed in Howitt Road to inform the residents and owners of the buildings adjacent to this site. 6. The application incorrectly states that it has an internal floor area of 32.3 square meters when it is in fact almost 40 square meters. The building is immense with a height of almost 4 meters high. This building this size could easily be used by the current or future owners to carry out a separate business or as a self contained residential unit. 7. The Design and Access Statement – 2209.DAS.01 uses a photo (Image 1) to portray the size of the land which is incorrect as the photo includes an area of 75 square meters that belongs to us. This land is adjacent to the garden of our flat 4. A true picture of the land would show a 9 meter wide plot in this area where the proposed structure is to be situated. 8. The application states that the proposed structure is "32.3M2 within a rear garden area of 208m2" however this is misleading as given the horizontal L shape of the plot of land, the proposed structure will take up almost 50% of the width of that portion of the plot. 9. There are numerous tree on this plot of land, some of which will be removed or cut back. There is also a very large, old and beautiful ash tree in this plot of land which is protected by a TPO. This tree is in the way of digging a sewerage (and other services) ditch and the proposed plan is to hand dig a route through the roots of this tree to accomplish this which even the consultants highlight as "this operation has an elevated capacity to cause damage to tree roots". Damaging this tree could be hazardous in the future to the surrounding buildings and gardens. 10. The application does not detail or take into account the impact of transferring electrical, sewerage,

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				<p>water, internet and other services to the site will have on the building 9-11 Belsize Grove or its residents nor how this huge structure will be transported through it. This plot of land does not have direct access to the street and the application does not address how builders, tradespeople and their materials will gain access to the site nor the on-going access to this site.</p> <p>We oppose this application</p>
2022/2863/P	Adam Sweeting	22/09/2022 18:48:43	OBJ	<p>I wish to object to this proposal because I believe it is seriously flawed.</p> <p>The application proposes “Replacement of an existing structure and erection of a single storey timber garden studio for ancillary residential purposes.” There has been no previous structure there in the last 30 years. The application also introduces the development as an “Ancillary to the adjacent apartment of Flat 6, 9-11, Belsize Grove”, even though the proposed building is not adjacent to Flat 6 and would not even be visible from Flat 6, which is on the opposite side of the 9-11 Belsize Grove building facing Belsize Grove. As a large structure with a bathroom and a separate room, the proposed structure could be used as stand-alone accommodation and potentially could be rented out, for instance as an Airb’n’b or other commercial purposes. At approximately 4m high, the building would project above the height of the boundary wall/fence, being clearly visible from the neighbouring properties in Howitt Road. These have shallow rear gardens and their outlook would be severely impacted. The erection of this building in such close proximity to the boundary appears oppressive. It could potentially generate significant levels of noise and disturbance. The development would also threaten several trees on the plot, which are subject to Tree Preservation Order C220 2000.</p> <p>The plot in question, which is within the Belsize Conservation Area, is outside the boundary of 9-11 Belsize Grove’s freehold property and has its own separate Title at the Land Registry, Ref. NGL623035. The Land Registry Title being used for this planning application is incorrect – it refers to title NGL518755 which is an obsolete Title for Flat 6 (now superseded by BB2485). The two titles are completely separate entities, which would mean that the plot in question could be sold separately from Flat 6, with planning permission attached. The proposed structure could only be accessed via the front door of 9-11. This would mean our front door and lobby would no longer be for the exclusive use of residents of 9-11, but would have to be shared with users of the building in the garden and whatever workmen, delivery people or guests they might choose to invite. Sewerage, electricity and water would have to be obtained from the main arteries in the street, so our forecourt, lobby and rear passageway would have to be dug up to accommodate them. This would make normal usage of our building impossible for the residents. The front door is the only fire exit for our building. The way the application has been worded gives a misleading picture of the nature of the proposed structure and its potential uses. Building the proposed structure would be highly deleterious to residents of 9-11 Belsize Grove, whose use and enjoyment of their building is bound to be seriously impaired. It would also seriously impact residents of Howitt Road.</p>

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2022/2863/P	Tricia Corob	25/09/2022 16:38:16	OBJ	<p>I am the resident owner of flat 16, 9-11 Belsize Grove. I strongly object to the proposed development. Many of my concerns have been raised, and are well articulated, in the submissions from managements for 9-11 and 13 Belsize Grove. I do wish to add weight particularly to the following points of concern:</p> <ol style="list-style-type: none"> 1. The proposed building is completely disconnected from the owner's existing flat, so it cannot be seen as a simple extension of their residence. 2. The site is a garden with no other buildings in it or in the adjacent gardens, and there is no independent access to the new development, so any occupant would have to go through communal spaces enjoyed by other residents, including disturbing those using the garden. I, for one, like to go and spend peaceful time there. 3. What is proposed seems very far from a garden room. Rather it is large and has full services expected from an independent dwelling. This seems entirely inappropriate given the setting and suggests an intended use that is independent of flat 6. I am very concerned at the idea that there should be users of the new building that have no connection with the main block through which it must be accessed. 4. Visually, this development will completely change the whole garden and is out of keeping with the shared garden usage and with the neighbouring gardens. 5. The development will be visible from my own roof terrace and will adversely change my outlook, creating a more urban and less nature-focused experience. <p>I wish to object to the proposed development and hope that the many concerns of the neighbours will be given due weight by the planning committee.</p>
2022/2863/P	Mihaly Szalontay	24/09/2022 23:15:34	SUPPRT	<p>We support this application!</p> <p>We think the area needs development. It was a mess before and it would be good if it can be put to some proper use. The plans seem nice</p>

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2022/2863/P	Malcolm Rushton	25/09/2022 15:26:37	OBJ	<p>Dr Malcolm Rushton and Christina Harrison - owners of Flat 3, 13 Belsize Grove - next door to 9-11 Belsize Grove</p> <p>We strongly object to the building of this proposed structure. At a height of 3.9 metres and an area of 96.5 sq m (and this is only the internal area), this is a massive structure to intrude into the view from our living room and garden and potentially be a significant disruption to the enjoyment of our quiet residential home. It would impinge in a very detrimental way on the environment, flora and fauna, of the area on all residents of 9-11 Belsize Grove, 13 Belsize Grove, and even more forcefully on several houses in Howitt Road to which the proposed structure is geographically extremely close and possibly even on the residents of Gilling Court. We are particularly concerned about its effect on the health of the trees and wildlife in our own garden. We are given scant information about the purpose of this building except that it is for "ancillary purposes". This could mean anything and at a later date could be used for we know not what purposes. To build a structure costing £2,000,000 says to me that there could well have a strong agenda behind it which seems to be hidden.</p> <p>This seems an outrageous proposal. We fully endorse the objections of our co-directors of 13 Belsize Grove , our neighbours in 9-11 Belsize Grove, and Belsize Conservation Area Advisory Committee.</p> <p>In addition Mr James Delaney pressed me on behalf of 13 Belsize Grove to contribute to the building of a wall adjacent to his site. This of course was declined and I hope his planning application will meet the same fate. This application seems to fail entirely to accord with Camden's policies of a conservation area.</p> <p>Dr Malcolm Rushton & Christina Harrison</p>

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2022/2863/P	Jacquelyn Lewis	23/09/2022 23:45:56	OBJ	<p>I am the owner and freeholder of 49a Howitt Road, whose garden backs directly onto the proposed space to which this application relates. I vehemently oppose this development, and frankly am shocked the Council would even consider this.</p> <p>Firstly, there is no replacement of an existing structure - there is simply a wild garden enjoyed by protected species both floral and animal.</p> <p>The proposed development is in every way contrary to the environmental view in keeping with this Conservation Area. If you look directly at EcoSystem's website the structure is modern, and contemporary and is not in any way complementary to the rest of the residential buildings. Ignore the PR spin about it being eco-friendly - it is ANYTHING BUT, and we can prove it.</p> <p>The development might well be far from Belsize Grove residents, but is DIRECTLY next to the boundary wall of the residents of Howitt Road. I object on the grounds it will destroy any peace and quiet we enjoy, with light and noise pollution ruining our privacy. We all request a PARTY WALL AGREEMENT be set in place.</p> <p>If you take a good look at the boundary wall, itself over 40 years old - any destruction or removal of trees will DESTROY the brick boundary wall, which is already suffering with subsidence from the tree roots. I REFUSE to have my wall tampered with in any way - directly or as a consequence and have a legal right to request a PARTY WALL AGREEMENT with independent engineers and architects, paid for in full by the owners of this application.</p> <p>Additionally, the proposed structure height will be directly visible from my garden, blocking out any light. The height of the structure is far beyond the height of the boundary wall/fence, meaning we will have to stare at an ugly, timber wall instead of the sky and trees. How is this even being considered? Any single structure story needs to be less than the height of the boundary wall.</p> <p>I have valid security concerns with such a structure - we already suffer with burglaries and homeless people in the area and this will exacerbate the situation which Camden Council has a duty to uphold and decrease rather than encourage. The boundary wall can be easily scaled with such a structure, rendering this a security nightmare.</p> <p>Despite the conservation and tree preservation review, there are no plans to replace the trees to which I object. This is in direct conflict with Camden's precedent to preserve the natural area, and directly conflicts with previous requests to even just trim the trees - now you are agreeing to remove them completely????</p> <p>We, the residents, demand that a condition restricting residential use of what is essentially proposed as an upmarket SHED, but is in fact planned as a RESIDENTIAL home with plumbing, bathroom facilities and more. WE NEED TO ENSURE A LEGAL COVENANT INCLUDED THAT RESTRICTS THE USE OF ANY OVERNIGHT ACCOMMODATION. NOT TO BE USED AS A RESIDENTIAL DWELLING.</p> <p>Finally, we have proof from the instigators of this application that the intent for this structure will spawn further developments in the same vein, and proof that the intention is NOT to have this as an upscale SHED but rather something more residential for profit.</p> <p>We, the Howitt Road and Belize Grove residents are primed and ready to oppose this with a class action lawsuit, and have already instructed a law firm to oppose.</p>

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2022/2863/P	Betty Hicks	23/09/2022 21:55:49	INT	<p>Mr and Mrs Delaney are both Cambridge University architecture graduates. The structure is intended as a studio for the latter who is also a recognised portrait painter. I am confident that aesthetic and environmental considerations would be most sensitively handled.</p> <p>Might any future sale of the structure be only to existing owners of 9-11 Belsize Grove flats for personal use? Or could it be incorporated into the freehold for flat 6 instead of being a stand-alone entity?</p> <p>The proposed struture would abut the rear gardens of flats 4 and 5, plus gardens in Howitt Road. Flat 6 is at the front of our building. The access for human traffic would be through the 9-11 Belsize Grove lobby.</p>
2022/2863/P	Elsa Nelson and Richard Reed	23/09/2022 00:32:13	OBJ	<p>Dear Planning Officers,</p> <p>We are Elsa Nelson, Director in 13 Belsize Grove Ltd., and her partner Richard Reed and we reside at Flat 1, 13 Belsize Grove. Elsa has primary responsibility for our communal garden space adjacent to all the garden plots at the rear of 9-11 Belsize Grove. Richard has undertaken some of the heavy lifting involved and has taken a special interest in the wild birds that depend on the arboreal cover in both properties. In the eight years of our residence here, we have enjoyed not just the leafy aspect so afforded, but particularly strong birdsong that Richard encourages with 5, and sometimes 6 feeders.</p> <p>Sadly, the supposed sale of a large portion of the growth-covered area at the back of 9-11 has already led to indiscriminate clearing, including the unexplained death of two apparently viable trees in 'Image 1' of the Ecospace Design and Access Statement – (2209.DAS.01). The two trees, including T7, in the centre of the image, succumbed following the erection of plot boundaries and a concrete slab within them (the dying T7 is in Image 4 of the Tamla Ltd submission). T7 was once populated by songbirds that used our feeders, and their activity is notably less without this cover.</p> <p>The significant loss of vegetation even before the submission and that this loss was associated with such minor works disposes us not to trust the expositions provided by Tamla in the way of protecting remaining trees. Not that Tamla is untrustworthy, but that already the planner has appeared to be much more casual about these environmental concerns and submits Tamla's report more as dressing for his/her project than as his/her intention to preserve the trees.</p> <p>It is not necessary to build such a large structure that viable trees need to be removed. The loss of such an environment is not acceptable for the purpose of providing the planner with extra residential property.</p> <p>More specifically, beyond the already dead two trees, we oppose all other removals. T2 is still going, and we have a large tree with similar problems, for which there are alternatives to extend its life. "In light of the new development..." is not a good enough reason to take it down. The smaller elder tree at T4 is again just in the way of the planner's wishes for a large structure. Elder berries provide winter food for wild birds and because of projects like this there are less and less of them. T7 is a dead tree described above.</p> <p>We have strong objection to this obviously residential property impinging on our beautiful garden and cannot accept it.</p> <p>Yours faithfully, Elsa Nelson and Richard Reed</p>