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**From:** Luigi Montefusco [REDACTED]  
**Sent:** 17 October 2022 12:50  
**To:** Kate Henry  
**Subject:** Re: 2022/3470/P - Land to rear of 50 Belsize Park Gardens / 57 Primrose Gardens

**[EXTERNAL EMAIL]** Beware – This email originated outside Camden Council and may be malicious Please take extra care with any links, attachments, requests to take action or for you to verify your password etc. Please note there have been reports of emails purporting to be about Covid 19 being used as cover for scams so extra vigilance is required.

Hi Kate

Please find below my responses about some comments you received about our proposal:

- **Comments from CONSERVATION AREA ADVISORY COMMITTEE:**

*"The GIA of the existing studio is stated as 66sqm, giving a footprint of say 72 sqm. The garden has an area of 290 sqm, giving a total site area of 362 sqm. The existing studio therefore takes up about 20% of the site area. The proposed dwelling has a footprint of 162 sqm, which would be about 45% of the site area. This substantial increase in the building footprint and the consequent loss of garden is unacceptable"*

We are proposing a very extensive green roof with a thickness of 200 mm to allow for a very dense vegetation to grow over the building to balance the reduction of the garden area.

*"The proposed building is lower than the existing studio but is unnecessarily high and will be visible from the gardens and ground floor rooms of the surrounding houses. An internal ceiling height in this location of 3.10 m is excessive, the roofs could be nominally flat."*

The roof is not flat because the design concept is to achieve an organic form to blend with the context . (Please refer to the design statement). The roof is not flat and has very gentle slopes in different directions. . In the highest point internally, we have a 3m floor to ceiling height but in the middle is lower.

*"There is a risk of light pollution from the large areas of glazing."*

The design of the internal space and the façade is based on the fundamental idea of avoiding any light pollutions to the surrounding properties or direct visibility from the surrounding properties. The bedrooms windows are placed on the west side of the building to get advantage of the natural slope of the plot , creating openings that are lower in height than the existing garden wall . The living and kitchen windows are placed on the east side of the building because there are no existing buildings facing this side of the plot. The windows are 2,3 meters in height and screened by the existing dense vegetation.

- **Comments from BELSIZE SOCIETY:**

*"The Belsize Society does not object to the principle of this proposal, which seems to provide for an attractive and innovative new building. However it objects to the proposal because it is unclear how the very significant construction work can possibly be carried out via the very narrow foot path width alleyway"*

*off Primrose Gardens which appears to be the only means of accessing the site. The footpath/alleyway runs from the cast iron railing gate to an even narrower gate/door between the house on Primrose Gardens and the adjacent garden on Belsize Grove. It is not obvious how any construction machinery and plant could access the site and materials will have the same issue. "*

*The building will be made of light weight components making the whole construction process by hand only and use the existing entrance path as access .*

*"The construction management plan is in very draft form and gives no indication of how construction traffic would be managed in Primrose Gardens. Unless the access arrangements are clearly set out in a satisfactory manner the application should be refused."*

*As discussed, please find my response below to the received comment from the Belsize Society (attached) "The construction management plan is in very draft form and gives no indication of how construction traffic would be managed in Primrose Gardens".*

- a. The CMP D1-18.07.22 is a Draft CMP which has been produced in support of a planning application.*
- b. Section 18 details the permitted construction traffic access and egress routes.*
- c. Section 19b details how the cumulative impact of construction traffic will be managed.*
- d. Section 19d confirms that all construction vehicles will be received directly into the managed vehicle setdown area and will not queue or circulate on the public highway.*
- e. Section 19d details the Delivery Management System (DMS) that will be employed to ensure that construction vehicles are able to be received directly on arrival.*
- f. Section 20b states "All construction vehicle movements will be supervised by suitably qualified and experienced Traffic Marshals".*
- g. Section 21a details the parking and loading arrangements for construction vehicles with regard to servicing and deliveries associated with the site.*
- h. Section 21b details protection of pedestrian measures.*
- i. Appendix A: Swept Path Analysis Drawing shows how construction vehicles will enter and exit the proposed managed vehicle setdown area along with the positions of Traffic Marshals.*
- j. Appendix B: Site Layout Plan shows the position and dimensions of the proposed managed vehicle setdown area along with the positions of Traffic Marshals.*

Thanks

**Luigi Montefusco**  
Director - RIBA Chartered Architect

**LBMVarchitects**



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**From:** Kate Henry <Kate.Henry@camden.gov.uk>  
**Sent:** 13 September 2022 10:57  
**To:** Luigi Montefusco [REDACTED]  
**Subject:** 2022/3470/P - Land to rear of 50 Belsize Park Gardens / 57 Primrose Gardens

Good Morning,

**Re: 2022/3470/P - Land to rear of 50 Belsize Park Gardens / 57 Primrose Gardens - Erection of detached, single storey, 3-bedroom dwelling (C3) following demolition of existing artist's studio (Sui Generis)**

Thank you for submitting the above application on 12/08/2022. I will be your case officer and I have just validated the application.

The Council has a statutory duty to consult. Site notices will be displayed and a notice will be placed in the local press. All consultation responses will be available to view on the Council's website using the planning application search page and the above reference number.

It is likely that the application will be determined under delegated powers; however, where there are relevant material objections to an application from a Conservation Area Advisory Committee, a residents or amenity group or Ward Councillor, or three or more respondents from different addresses, a decision cannot be made by delegated powers without first bringing it to the attention of our Members' Briefing Panel. (More info: [How a planning application is decided on - Camden Council](#))

Please be advised that, in accordance with planning law, some of the information you provide with your submission will be made public. However, we will remove personal information about the applicant, except their name and address. Please see the [planning service privacy statement](#) for how we use personal data.

I will contact you separately regarding the potential need for a section 106 legal agreement. If I need anything else I will be in touch. In the meantime, if you need anything from me, please do not hesitate to ask.

Kind regards

Kate Henry  
Principal Planning Officer  
Regeneration and Planning  
London Borough of Camden

Telephone: 020 7974 3794  
Web: [camden.gov.uk](http://camden.gov.uk)

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The banner features three illustrations: a group of four diverse people smiling, a man in a blue shirt looking at a laptop, and a woman in a red hijab reading a book.

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