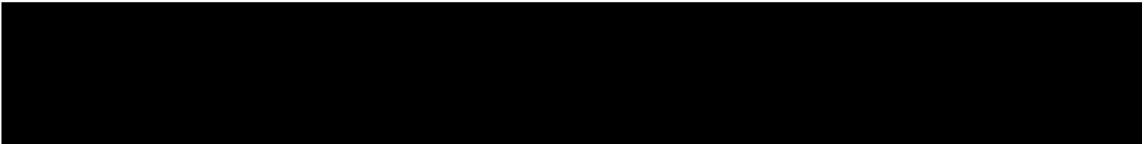


Subject:

Application No: 2022/3470/P



To whom this may concern,

This is regarding planning application 2022/3470/P application (**Description** : Land to rear of 50 Belsize Park Gardens / 57 Primrose Gardens London NW3 4ND).

The principle of the development is fine but unless there is clarity on the construction plan and local impacts (traffic, noise, disruption) as well as mitigation regarding noise, light, visual impacts – then I object to this development.

The beauty of this piece of land in combination with all the gardens is the calm, green space many of us have as a view from the back our homes. It’s a real shame that the GFA of what is being proposed is almost tripled! More importantly the 'Tree Survey Summary' states that trees will be removed because they have a 'low quality' or 'value'. This is unacceptable as the entire point is the green space. I appreciate the green roof proposed, and attempt to develop net biodiversity gain - but in all honestly we're talking about a small piece of land. The real issue here is nuisance , visual impact, loss of privacy and proximity to existing homes. Have you reached out to all the homes whose gardens back up to this development? You must engage with everyone instead of expect people to keep an eye on local planning developments.

You should replace all trees lost, and a couple of trees placed strategically to mitigate against light / visual impact of this development. The view from my flat is best illustrated within the following document / image: Document 0087-A2000-PROPOSED, Image A2014 (pdf page 15) . I don't want to have a view on the living room window/ light. I'm sure this can be dealt with some smart landscaping.

I also draw your attention to this objections from the Belsize Society (<http://camdocs.camden.gov.uk/HPRMWebDrawer/Record/9790822/file/document?inline>). The points are all valid – how will plant and equipment be transported via this very narrow path. The CMP is very light touch, and after HS2 disruption to the entire neighborhood, here we are with further disruptions? Will parking be suspended and for how long? And what size vehicles and how many trips do we expect? More importantly what plant equipment do we expect to see from our back gardens and how noisy will they be?

Unless this is clear and mitigation measures are in place I object to this proposal.

Kind regards

George Vergoulas



