

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/4492/P	D Hirsch	08/01/2023 21:27:40	OBJ	<p>Please find below four points in objection to the planning application for 52 Belsize Park Gardens, as it is currently proposed.</p> <p>1. Preservation of a Conservation area: This address is part of the Belsize Park Conservation area. There are, to our knowledge, no side extensions between houses similar to the one proposed here, amongst the neighbouring houses. I understand from the Camden Conservation area statement for Belsize that importance is given to the maintenance of the "closely spaced villas... and their repeated forms with narrow gaps between [which] give a uniform rhythm to the streets".*</p> <p>A side extension at the front of the house would disrupt this uniform rhythm and significantly alter the external appearance of the house.</p> <p>*Camden Conservation area statement for Belsize, p.12, consulted 8 January 2023 <a href="https://www.camden.gov.uk/documents/20142/7839847/Belsize.pdf/005f1fcf-7fc8-557f-0365-c3544a251eb9">https://www.camden.gov.uk/documents/20142/7839847/Belsize.pdf/005f1fcf-7fc8-557f-0365-c3544a251eb9</a></p> <p>2. Impact on other flats in the building: The planned works would narrow the sole access to flat E. The formation of three new external door openings directly onto the sole access to flat E would also create loss of privacy for flat E.</p> <p>3. Security of other flats in the building: The new proposed flat roof would be directly accessible from the front door to the main house. This is a security risk for the first floor flat as window would be accessible by intruders via the flat roof. There have been previous break-ins where burglars entered via temporary scaffolding; the new proposed flat roof would create permanent access.</p> <p>4. Concerns about structure - removal of load bearing walls: The house has a significant history of movement on the southeast wall, where the extensive structural modifications are being proposed. There is concern as to whether due consideration to the structural context has been given to the removal of the original, outer, load-bearing wall, as the application does not include information about proposed structural interventions nor reference to historical movement in this existing external wall.</p>

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