

I am objecting to Planning Application 2022/4450/P for the reasons listed below.

The planning documents and application have given no consideration to the impact of the proposal on its neighbours, and no information was shared with leaseholders or neighbours, despite repeated questions to the freeholders regarding the planned works.

### **1. Road access / Highway Safety**

The Sustainability Statement confirms that there would not be any waste storage. Thus, the only way in which residents of the proposed development would be able to get rid of their rubbish would be via Kilburn High Road, placing their rubbish bags outside no.264A, as per Camden Council policy. The amount of waste produced by five new units would create a nuisance and a safety issue for both passers-by and for the passengers waiting for/ getting on and off the 31 bus outside no.264 Belsize Rd.

The proposed development would see residents of the new development entering and exiting the building through number 264A, which is in close proximity to the 31 bus stop, creating conflict with both passers-by and for the passengers waiting for/ getting on and off the 31 bus outside no.264 Belsize Rd. The proposed cycle parking would mean that residents of the proposed flats would need to enter and exit with their bikes, creating additional potential for conflict with pedestrians.

### **2. Safety / Disabled person access**

The fire exit from this building is via stairs only. How is the wheelchair user for whose benefit there is a stairlift for access into their property going to get away in case of fire, if the fire is blocking the stairlift? Overall, the blocking of the existing gate to Kilburn Place is creating a fire trap, in spite of possible exit routes through no.264A and (presumably) one of the buildings facing Kilburn High Rd.

### **3. Overdevelopment / density of building**

The application is for "5 no. two- bedroom duplexes". However, the energy statement describes "5 dwelling units (4 no. two-bedroom duplexes and 1 no. three-bedroom duplex)" The drawings show that each unit is designed with 3 bathrooms as well as a toilet, meaning that all five units may be sold or let as three-bedroom units. This suggests that up to 25 people could be living in the proposed development. It also suggests that the unit will end up being used as short-term lets by the adjacent Sanctum Apartments (which has the same ownership as no.264 Belsize Rd).

The impact of five new dwellings would place significant demand on utilities. The projected electricity demand in the Utilities Assessment seems to be based on the five proposed units' usage only, not the existing and proposed flats combined (which would make it eight units drawing on a single power supply, rather than five). The foul water strategy seems inadequate.

### **4. Loss of community/commercial space in town**

The property has not been marketed actively since the building was vacated, be it the ground floor commercial unit at 264 Belsize Road or the large building at the back. There is no clear evidence that this buildings could not be returned to commercial community use with rents set at reasonable level.

### **5. Loss of privacy**

In order to maximise light for the proposed flats, the privacy of existing residents in nos.264, 266, 268, 270 and 272 Belsize Rd. is being ignored and negatively impacted. There would significant overlooking from the proposed flats into existing flats, with direct sight-lines into habitable rooms - especially on the first and second floors. For example, in my friend's flat, residents in the proposed flats would be looking directly into her kitchen, which is open-plan into the living room.

### **6. Loss of light**

The proposed development would blocking a significant amount of daylight into the backs of the existing properties.

## 7. Noise

The new development faces existing flats of number 264, 266 , 268 , 270, and also 272 Belsize Road. The extension is surrounded by taller buildings on 4 sides, creating a sort of amphitheatre which will reflect and amplify not only the sounds of construction – which will be pronounced, considering the need for new walls, additional waste water facilities, etc – but also the noise made by the residents of the proposed flats.

All the windows off the new development will be openable, as stated in the Energy Statement. This means that there is significant potential for noise pollution, especially during spring summer and autumn when windows are also likely to be opened for ventilation.

**The cumulative effect of the new development would be detrimental to the enjoyment of our existing properties.**