

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0980/P	Jasdeep Singh	19/04/2023 10:17:15	COMMNT	<p>South Hampstead is an area that is unique in terms of character of buildings, the protected green areas and visual appearance across this community. Such a balcony extension will set a precedent for other owners to building on their properties thereby altering the character and visual appeal to its detriment. This would be in addition to the incessant work trucks, vans, scaffoldings and other inconveniences that create a dangerous, noisy and dusty environment. We already suffer from elevated traffic levels due to multiple rat runs in this areas as well as roads being blocked by work trucks loading or unloading.</p> <p>I wholeheartedly object to this application and would find it to be irresponsible on the council's part to approve such a request.</p>
2023/0980/P	Rosaleen Quinn	16/04/2023 17:24:10	INT	<p>Dear Sirs I wish to object to this proposal.</p> <p>There are approximately 35 of these rear bay window, with lean- to slated roofs, around the Green triangle located between Goldhurst terrace , Greencroft gardens and fairhazel gardens.</p> <p>To allow one to be converted to a an accessible balcony would create a precedent for conversion on many of the adjoining buildings. The balcony would be two storeys above the common garden level at the rear of the terrace. This would present an unacceptable overlooking problem, and a potential considerable noise problem for the rear windows of the flats directly above. (Many of which are bedrooms)</p> <p>A juliette balcony , set flush with the brick wall, would be a more sensible solution.</p>
2023/0980/P	CRASH	17/04/2023 11:58:40	OBJ	<p>CRASH (Combined Residents Associations of South Hampstead) would like to object to this application to form a roof terrace for use by Flat 3C at 34 Goldhurst Terrace. CRASH supports the reasons for objection made in the objection submitted on behalf of the owners of Flat 3D immediately above the location of the proposed roof terrace. While a "precedent" is cited for this type of proposal in the immediate vicinity/stretch of Goldhurst Terrace (at no.26), there is no case for precedent as the roof terrace at no.26 was either introduced without planning permission, or during a time when planning controls related to the South Hampstead (Swiss Cottage) Conservation Area were not in place (there is no application in the Camden planning portal). This stretch of Goldhurst Terrace clearly has uniformity of the sloping/pitched roofs at the applicant's level and as such these pitched/sloping roofs form an important part of the conservation area (even if not visible from the public streetscape). The conservation area statement notes the importance of roof lines, bay windows and so on to the conservation area. This application would not preserve or enhance the conservation area. It would cause nuisance (noise, visual and light) not only to the owners of the flat above (which is in very close proximity to the proposal) but others in the near vicinity (which typically have the original single glazed Victorian windows). It also risks potentially compromising the special status of the "Green Triangle" which sits behind this property. While the D&A statement states the new french windows would be timber the application form does not state what the windows would be made from. In addition, if permission in considered, an asphalt roof surface for the terrace would not be appropriate. It is also noted that permission does not appear to be available from the owners of the roof to construct this terrace (even if this is not a matter for planning). If permission were to be granted it risks setting a precedent for the whole stretch of this terrace and therefore the destruction of these characteristic roofs and building lines.</p>