

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5834/P	Natalie Spitzer	11/03/2022 12:34:11	OBJNOT	<p>I live at No 71 Goldhurst Terrace. None of the 6 Adjoining flats in Nos 71 & 75 Goldhurst Terrace were notified about this basement development application. I was notified by an angry neighbour who just happened to be browsing Camden's planning applications.</p> <p>I was shocked and confused as No 73 has just completed a major refurbishment (over 15 months). We were subjected to noise, dust, and disturbance throughout all the Covid lockdowns. It was hell.</p> <p>A more detailed objection follows.</p>
2021/5834/P	Katherine Anderson	13/03/2022 12:17:02	OBJ	<p>I object to the proposed basement development at number 73. Anyone who has lived in the Goldhurst terrace area throughout the past few years would likely agree that the residents have had enough.</p> <p>There has been constant building work and development that has caused major disruption to the area. The noise, traffic congestion, pollution, and restricted parking are just a few issues these builds create for residents.</p> <p>When will Camden council start to consider the health and wellbeing of the residents who they are employed to support?</p>
2021/5834/P	Natalie Spitzer	11/03/2022 12:34:13	OBJNOT	<p>I live at No 71 Goldhurst Terrace. None of the 6 Adjoining flats in Nos 71 & 75 Goldhurst Terrace were notified about this basement development application. I was notified by an angry neighbour who just happened to be browsing Camden's planning applications.</p> <p>I was shocked and confused as No 73 has just completed a major refurbishment (over 15 months). We were subjected to noise, dust, and disturbance throughout all the Covid lockdowns. It was hell.</p> <p>A more detailed objection follows.</p>
2021/5834/P	Natalie Spitzer	11/03/2022 12:34:09	OBJNOT	<p>I live at No 71 Goldhurst Terrace. None of the 6 Adjoining flats in Nos 71 & 75 Goldhurst Terrace were notified about this basement development application. I was notified by an angry neighbour who just happened to be browsing Camden's planning applications.</p> <p>I was shocked and confused as No 73 has just completed a major refurbishment (over 15 months). We were subjected to noise, dust, and disturbance throughout all the Covid lockdowns. It was hell.</p> <p>A more detailed objection follows.</p>
2021/5834/P	Jillian Anderson	13/03/2022 12:12:15	OBJ	<p>We object to the above planning application.</p> <p>Goldhurst Terrace is part of Camden's conservation area, this is one of many basements along the road and will if granted be one of 5 houses almost directly joined to each other. House numbers 61, 63, 65, 67 already have basements. We are gravely concerned that the cumulative effect of the incremental increasing level of basement developments will also have a significant adverse impact on neighbouring gardens specifically and generally to the detriment of groundwater flow and local hydrogeology. Furthermore, we believe that Goldhurst Terrace is listed as being a primary location of surface water flood rise. In July 2021 Goldhurst Terrace was flooded by the storms. Many residents reported flooding in their basements. South Hampstead Flood Action Group is currently putting together a report for the area with an extensive investigation.</p> <p>We are also well aware of the disruption such basement excavations cause and the impact on those living near to such works; noise, pollution, vermin, dust, traffic, and parking.</p> <p>Camden must not grant this basement planning application.</p>

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2021/5834/P	Natalie Spitzer	11/03/2022 12:34:06	OBJNOT	<p>I live at No 71 Goldhurst Terrace. None of the 6 Adjoining flats in Nos 71 & 75 Goldhurst Terrace were notified about this basement development application. I was notified by an angry neighbour who just happened to be browsing Camden's planning applications.</p> <p>I was shocked and confused as No 73 has just completed a major refurbishment (over 15 months). We were subjected to noise, dust, and disturbance throughout all the Covid lockdowns. It was hell.</p> <p>A more detailed objection follows.</p>
2021/5834/P	Sarah Campbell	13/03/2022 22:38:13	OBJ	<p>I object to the planning application</p> <p>"A basement dug beneath an existing building within a terrace is one of the riskiest situations which to construct a basement. Because the property shares its existing foundations with its neighbours and also because it provides lateral support to its neighbours, any movement of the existing house resulting from the works will directly impact on its neighbours," Chartered civil engineer employed by the consultant engineers, Arup.</p> <p>The council must not approve this planning application based on the above.</p>
2021/5834/P	Frances Hindle	12/03/2022 15:56:51	OBJ	<p>I live at 75E Goldhurst terrace and I strongly object to this permission being granted. 75 and 77 are linked at first floor level.</p> <p>There are subsidence issues with the building at 75 stemming from the removal of a tree several years ago. The building also reverberates when heavy vehicles use Goldhurst Terrace. I am therefore extremely concerned that the excavation of the basement at number 73 will further exacerbate the fragile state of the buildings in this block.</p> <p>The proposed light well at the front of the house will encroach into the driveway at 73. The occupiers at 73 park a large vehicle on their driveway which occupies the whole footprint of the driveway and sometimes encroaches onto the pavement. There would be no light benefit to the proposed basement area if a large vehicle were to be parked over the lightwell as it would have to be if the vehicle wasn't going to protrude into the street.</p> <p>There has been an increase in the number of flooded properties in the area and further basement excavations will increase the risk that others will suffer flood damage.</p> <p>The back garden of the property at 73 comprises a paved area, a decked area and a large area of artificial grass. There is therefore no natural vegetation to ameliorate the effects of drainage systems being disrupted by the work necessary to create an enormous basement of the type proposed.</p>

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The proposed light well is too large and will adversely affect the appearance of the building. No.73 has already breached all the guidelines with respect to the front porch. Who knows what they will do next?

Transparency and procedure:

Notice wasn't served to the adjoining buildings (6/7 households in total).

Previous consents:

Studies have warned of the disastrous cumulative effects of unlimited basement developments in any one street. No's 61, 63, 65, and 67 have basements completed. If

No 73 goes ahead that will be 5 in a row!!

Camden Policy:

Basement construction is discouraged within the Hampstead neighbourhood plan 2018-2033 released in June 2018. Surely South Hampstead should be similarly protected

According to the Camden council plan, basement developments have the potential to cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment.

Camden council I ask you is a games room really worth all this disruption?

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2021/5834/P	Vivien Stern	13/03/2022 12:01:11	OBJNOT	<p>I strongly object to the planning application. A basement development is entirely inappropriate in an area where maps showing local flood risk is designated as being 'high'. The present building is situated approx. 300m from the tributary of the Westbourne River in a region of South Hampstead which is home to numerous other lost rivers. Goldhurst Terrace has suffered from surface water flooding in the past (see managing Flood Risks in Camden - The Camden Flood Risk management Strategy 6.5). 73 Goldhurst Terrace lies inside the illustrated Critical Drainage Area (Figure 6.3) and within a Local Flood Zone making it susceptible to flooding, overland flow, surface ponding, sewers and groundwater, none of which will have been in any way mitigated by the recent heavy winter rains which have left local gardens saturated and which could even reinvigorate the underground river beds.</p> <p>Excavation works which will be undertaken on the site will have had the additional impact of re-coursing underground water and will, along with the injection of reinforced concrete necessary to tank the underground extension do little to protect neighbouring properties from diverted water flows. It is invariably neighbours rather than the developer/applicant who suffer flooding from neighbouring basement developments - of which there are already far too many in this stretch of Goldhurst Terrace.</p>
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2021/5834/P	Natalie Spitzer	13/03/2022 00:18:16	OBJNOT	<p>As owner-occupier of a flat at 71 Goldhurst Terrace, I object to the current planning application for a basement located at 73 Goldhurst Terrace.</p> <p>Structure: Determination for the state of the structural integrity of the property is based on an external visual examination, there has been no access to either No 71 Goldhurst Terrace, or No 75 Goldhurst Terrace Very worryingly the Geo Engineering report states that No 73 has the only known basement (it's actually a coal cellar). Anyone who knows buildings would either inspect the adjoining buildings or just realise that each building has an identical footprint so the likelihood of having a cellar is extremely high. Why is this point so important. Not only do No.71 and No.75 have cellars. The cellars are joined so the structures are linked. Another point to consider is 71 Goldhurst has suffered from subsidence and been underpinned. No 75 also shows signs of subsidence. This is extremely important and somehow overlooked in the Geo Engineers investigation. Extremely worrying. This fails to adequately demonstrate that the proposal will not adversely affect the structural stability of the building. The basement extends beyond the footprint of the building. BIA discusses minimising risks to the building rather than eliminating them. This may be appropriate when referring to a detached house perhaps but not a terrace house/building where 6/7 flats adjoin. All the structures are linked. Multi-occupancy buildings adjoin No.73 on both sides (Nos 71 & 75). The occupants of the buildings' 6 apartments will remain living on-site during the excavation and development period, which raises concerns for the safety and well-being of the occupants.</p> <p>Impact of previous works at No.73: During renovations at No.73 internal damage was caused at No.71, Doors, not opening, and cracks throughout raising concerns for larger-scale projects such as the proposed basement. How safe will our apartments be during the construction?</p> <p>Flooding risks: The cumulative impact of too many basements on one street compromises drainage and increases the risk of flooding. Goldhurst Terrace is a high-risk surface water flooding area. In July 2021 Goldhurst Terrace experienced extreme flooding which is currently being investigated. Residents in the area had to be evacuated as the water levels in their basement flats rose up to their waists.</p> <p>Noise & Pollution: Due to the nature of a multi-occupancy building the tenants will be affected by the noise and pollution from the proposed development. There are already several other basements in planning along Goldhurst Terrace which will add to the cumulative impact on the health and livelihood of the residents. The impact of the dirt and noise from the excavations is going to be extreme. Road and parking access will be limited due to the builders' vehicles, diggers, skips, etc. Goldhurst Terrace is a narrow one-way street. Any deliveries to the street are already accompanied by prolonged hooting from impatient drivers. Noise will increase significantly with the additional HGV's, creating even more disturbance to the residents.</p> <p>Conservation area:</p>

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2021/5834/P	Andre Daniel	13/03/2022 13:34:22	OBJ	<p>The proposed light well is too large and will adversely affect the appearance of the building. No.73 has already breached all the guidelines with respect to the front porch. Who knows what they will do next?</p> <p>Transparency and procedure: Notice wasn't served to the adjoining buildings (6/7 households in total).</p> <p>Previous consents: Studies have warned of the disastrous cumulative effects of unlimited basement developments in any one street. No's 61, 63, 65, and 67 have basements completed. If No 73 goes ahead that will be 5 in a row!!</p> <p>Camden Policy: Basement construction is discouraged within the Hampstead neighbourhood plan 2018-2033 released in June 2018. Surely South Hampstead should be similarly protected According to the Camden council plan, basement developments have the potential to cause harm to the amenity of neighbours, affect the stability of buildings, cause drainage or flooding problems, or damage the character of areas and the natural environment.</p> <p>Camden council I ask you is a games room really worth all this disruption?</p>
				<p>I object to the planning application on the following grounds: The loss of amenity to local residents during basement development is aggravated by the extended duration of basement works. The disruption and disturbance of basement developments go well beyond that involved with classic renovation works - initial boring and other tests, noise and vibration from excavation and piling, delivery and installation of concrete construction, all the associated traffic; Camden must not approve this planning application.</p>

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2021/5834/P	Prudence Fletcher	12/03/2022 23:46:23	OBJNOT	<p>I object to the planning application No. 2021/5834/P.</p> <p>Previous basement developments in Goldhurst Terrace have caused innumerable problems outside and inside our building 75&77 Goldhurst Terrace.</p> <ol style="list-style-type: none"> 1) Parking - I believe you allow the builders one parking space but the reality is they use up to 3 spaces with their numerous vans and lorries and, when challenged, claim they are covered. They refuse to move their vehicles and can be downright rude. This is unfair to residents who pay yet are unable to park. 2) Pavements - these are routinely used as a workspace. I have witnessed RSJ's being cut with oxyacetylene cutters forcing a woman with a baby having to walk in the middle of the road. Not just the curb..... they are using that space as well. 3) Dust and dirt - Residents' cars are routinely covered in brick and concrete residue. 4) Noise -The work can start at 7 am and During Covid, work went on until 10 pm, seven days a week with no let-up even on Sunday. 5) Disruption -these projects take months and months and as soon as one ends another starts. Currently, there is a huge development in Fairfax place directly behind our building. We never get any peace from it. 6) Building damage -The ridiculously large basement extensions put these early 20th century terraces under considerable stress. The water table is permanently disturbed and natural drainage disrupted which results in shrinkage of the soil and subsidence in nearby properties. <p>The original basements were designed proportionately not exceeding the footprint of the building.</p> <ol style="list-style-type: none"> 7) Interior damage - In our flat large cracks have appeared in the walls, bathroom tiles now have gaps between the walls and ceiling, and the French doors onto the front balcony no longer fit. All recent and all due to subsidence. <p>All these problems have arisen since disproportionate basements have been built.</p> <p>There is an 'out of sight, out of mind' attitude on basement development which does not chime with the ethos of a "conservation area". Dormer windows are not permitted as it interrupts the roofline but foundations can be hacked around and butchered and it is all okay because it is hidden.</p> <p>Do not approve this planning application. Is all this disruption worth it just for a games room?</p>

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2021/5834/P	Prudence Fletcher	12/03/2022 23:46:29	OBJNOT	<p>I object to the planning application No. 2021/5834/P.</p> <p>Previous basement developments in Goldhurst Terrace have caused innumerable problems outside and inside our building 75&77 Goldhurst Terrace.</p> <ol style="list-style-type: none"> 1) Parking - I believe you allow the builders one parking space but the reality is they use up to 3 spaces with their numerous vans and lorries and, when challenged, claim they are covered. They refuse to move their vehicles and can be downright rude. This is unfair to residents who pay yet are unable to park. 2) Pavements - these are routinely used as a workspace. I have witnessed RSJ's being cut with oxyacetylene cutters forcing a woman with a baby having to walk in the middle of the road. Not just the curb..... they are using that space as well. 3) Dust and dirt - Residents' cars are routinely covered in brick and concrete residue. 4) Noise -The work can start at 7 am and During Covid, work went on until 10 pm, seven days a week with no let-up even on Sunday. 5) Disruption -these projects take months and months and as soon as one ends another starts. Currently, there is a huge development in Fairfax place directly behind our building. We never get any peace from it. 6) Building damage -The ridiculously large basement extensions put these early 20th century terraces under considerable stress. The water table is permanently disturbed and natural drainage disrupted which results in shrinkage of the soil and subsidence in nearby properties. <p>The original basements were designed proportionately not exceeding the footprint of the building.</p> <ol style="list-style-type: none"> 7) Interior damage - In our flat large cracks have appeared in the walls, bathroom tiles now have gaps between the walls and ceiling, and the French doors onto the front balcony no longer fit. All recent and all due to subsidence. <p>All these problems have arisen since disproportionate basements have been built.</p> <p>There is an 'out of sight, out of mind' attitude on basement development which does not chime with the ethos of a "conservation area". Dormer windows are not permitted as it interrupts the roofline but foundations can be hacked around and butchered and it is all okay because it is hidden.</p> <p>Do not approve this planning application. Is all this disruption worth it just for a games room?</p>

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Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5834/P	John Campbell	13/03/2022 22:35:06	OBJNOT	<p>I object to the above planning application. I have listed below the reasons why:</p> <p>Overdevelopment: In their 2020 build, 73 Goldhurst Terrace were granted permission for a single storey extension and a new loft conversion. The combination of both developments will create overdevelopment of the house. We have all been disturbed enough by their first development. A basement development not only takes over 2 years to complete. The disruption will be unbearable.</p> <p>Sinking/subsidence: The basement has the potential to have a considerable impact upon the adjacent houses. A full structural survey has not been provided. Any requirement for piles will add to the noise and general impact upon surrounding residents. Given that there is a considerable risk (subsidence at No. 71/75) of sinking from basements, full structural details should be required before planning permission could be permitted.</p> <p>Effect on neighbouring properties: Surely the submitted assessment fails to show that the proposed basement excavation would not cause harm to the surrounding buildings and natural environment and this is contrary to policy A5 of the adopted Local Plan. At the very least the Basement Impact Assessment should be independently assessed to ensure that it is a robust assessment of the proposals.</p> <p>Heritage: The owners of No.73 do not respect the heritage of the Conservation Area of which Goldhurst Terrace is a part. They have completely removed all living plants and trees from their back garden without planning permission. Completely disregarding the South Hampstead Conservation Area Appraisal which states: 5.23 The conservation area generally has a decent level of tree cover which should be protected and enhanced where possible.</p> <p>Planning: They also flout planning permission. They relocated the front door (without permission) making the front of the house completely out of character with the rest of the street. (see application No. 2019/6002/P). How can they be trusted with the latest plans? Watch out for an unauthorised swimming pool!</p> <p>Noise: The main issue with any basement extension is the considerable noise and disruption that it will cause and this will be no exception. The construction of the basement will have a huge impact on our amenity and general quality of life.</p> <p>Traffic + Parking: Residents of Goldhurst Terrace are constantly dealing with backed up traffic in a one way system which leads to constant and continual honking. There will be serious parking issues during the construction.</p> <p>Dirt and dust: No opening windows for two years.</p> <p>On the above grounds, the planning application should be rejected.</p>

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2021/5834/P	Laura Maddox	13/03/2022 22:48:09	OBJNOT	<p>Objection to 73 Goldhurst terrace basement proposal.</p> <p>Developments of this nature raise concerns regarding the balance of constant renovations to improve one's home and the right of neighbouring residents to live and work peacefully and without constant disruption in their place of residence. 73 Goldhurst Terrace only recently underwent major construction for a complete renovation. Although the owners will move out of their home during construction (as they did during the first build) their neighbours will have to remain. These works will have an extremely detrimental impact on neighbouring residents. Is it a fair balance for their neighbours to lose the peaceful enjoyment of their properties for the construction of a games room?</p> <p>The development is of course proposed for a terraced house where immediate neighbours are severely affected. If it were to take place under a detached house this would be a different scenario.</p> <p>Proper consideration should be given to the significance of listed buildings and those within the Conservation area. Please consider the impact of such basement developments on the residents of Goldhurst Terrace.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/5834/P	Kelly Bamford	11/03/2022 18:24:11	OBJNOT	<p>Re:2021/5834/P</p> <p>I wish to object in the strongest possible terms to the proposed excavation for yet another basement in Goldhurst Terrace, this time at No 73. Residents of this street have had their lives blighted by continuous pollution, dust, and noise during the non-stop such developments which have gone on here over the past years.</p> <p>Over the 2020 Coronavirus lockdowns, while we were confined to our homes, the owners of No 73 already subjected us, their neighbours to over a year and a half of pollution, dust, vibrations, etc while fully refurbishing their house with their ground floor extension, loft conversion and complete overall of the house. Often their workers would work through the night so I had to consistently contact the owners to get them to stop work for the day.</p> <p>It is unacceptable that they should now cause us another 2 years of misery for the addition of a basement cinema/games room.</p> <p>There are already four basements in a row of four adjacent terraced houses - i.e. No's 61, 63, 65, 67. Now, this latest application for the development at No 73 would leave just a couple of undeveloped coal cellars in a row of seven properties. In addition, there have been three further recent basement developments almost immediately opposite the aforementioned properties, on the other side of the street.</p> <p>The applicant in this latest application has shown no regard or consideration for:</p> <p>Their neighbours</p> <p>There are 6 adjoining flats which house 6 family units. This development will cause unnecessary disturbance for families with young children and also the elderly. Let alone the structural impact on neighbouring properties.</p> <p>The environment</p> <p>They have already removed all the trees from their rear garden (also see planning below) There is no mention of tree removal because they already removed all of them.</p> <p>Flooding risks</p> <p>The cumulative impact of too many basements on one street compromises drainage and also increases the risk of flooding. There is a high risk of flooding in Goldhurst Terrace.</p> <p>More than 56 homes reported flooding in their basements over 5 roads in the South Hampstead area including Goldhurst Terrace. July 2021 saw flash floods which caused numerous residents to lose all their possessions and be forced to leave their homes. How can the Engineers state that 73 Goldhurst Terrace has only a 1% chance of flooding? The owners of 73 Goldhurst Terrace themselves had to pump water out of their basement during the flash floods in July 2021. Therefore this flooding assessment is inaccurate and out of date.</p> <p>The historic fabric of the building</p> <p>The owners of 73 Goldhurst Terrace have altered the layout of the front door (also see planning below). Surely, in a conservation area, this should be restored to as it was before the development. The fabric of our building is clearly extremely fragile as we had numerous cracks appearing and doors not openings after the last development at No 73. I dread to think what the structural impact of a basement development might be on the fabric of our building</p>

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				<p>Planning</p> <p>There are several instances of them ignoring planning approval not just regarding the removal of trees and the alteration to the front entrance but the complete removal of all living plants in their back garden. Leaving blue and green fake grass and concrete in its place is Shocking!! Simply don't care about the balance of nature in any project.</p> <p>Please help us stop another unnecessary and completely selfish build.</p>
2021/5834/P	Natalie Spitzer	11/03/2022 12:33:50	OBJNOT	<p>I live at No 71 Goldhurst Terrace. None of the 6 Adjoining flats in Nos 71 & 75 Goldhurst Terrace were notified about this basement development application. I was notified by an angry neighbour who just happened to be browsing Camden's planning applications.</p> <p>I was shocked and confused as No 73 has just completed a major refurbishment (over 15 months). We were subjected to noise, dust, and disturbance throughout all the Covid lockdowns. It was hell.</p> <p>A more detailed objection follows.</p>
2021/5834/P	Natalie Spitzer	11/03/2022 12:33:59	OBJNOT	<p>I live at No 71 Goldhurst Terrace. None of the 6 Adjoining flats in Nos 71 & 75 Goldhurst Terrace were notified about this basement development application. I was notified by an angry neighbour who just happened to be browsing Camden's planning applications.</p> <p>I was shocked and confused as No 73 has just completed a major refurbishment (over 15 months). We were subjected to noise, dust, and disturbance throughout all the Covid lockdowns. It was hell.</p> <p>A more detailed objection follows.</p>
2021/5834/P	Natalie Spitzer	11/03/2022 12:34:03	OBJNOT	<p>I live at No 71 Goldhurst Terrace. None of the 6 Adjoining flats in Nos 71 & 75 Goldhurst Terrace were notified about this basement development application. I was notified by an angry neighbour who just happened to be browsing Camden's planning applications.</p> <p>I was shocked and confused as No 73 has just completed a major refurbishment (over 15 months). We were subjected to noise, dust, and disturbance throughout all the Covid lockdowns. It was hell.</p> <p>A more detailed objection follows.</p>