

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0012/P	CRASH	21/02/2024 17:46:57	OBJ	<p>CRASH (the Combined Residents' Associations of South Hampstead would like to object strongly to aspects of this application to redevelop the house at 194 Goldhurst Terrace and add a new detached house on the plot. Our most significant objection relates to the scale of the proposed excavation of basements under the existing property and for the new house and the reduction in permeable surfaces through extensive use of lightwells, patios, sunken patios, paths and paving. CRASH believes that what is proposed is overdevelopment of the site achieved through excessive basement excavation and the additional house and reduction in permeable surfaces in a flood prone area.</p> <p>The supporting documents in the application e.g. BIA and Flood Risk assessment seriously underplay the known flooding of this area in 2021 including sewer flooding risk and the scale of the basements already (or in process of excavation) in close vicinity to this site and do not adequately substantiate that new SuDs could cope with this. CRASH requests that the groundwater monitoring takes place before a decision is taken on the application. That the BIA undertaken for 190 Goldhurst indicates that the groundwater was only at 0.8m below groundlevel – yet this application includes a basement of 2.5m depth. While it may be possible to mitigate this at 194 with engineering solutions to prevent water ingress into the basement the implications for diverted waterflows to neighbouring properties is likely very negative. This risk is evidenced in Camden's own SFRA documents. The documents provided in the application should evidence where the potential receptors for diverted waterflows are hence the recommendation that a basement search radius of 500m around a development is included – notably it has not been included in this application.</p> <p>In addition points of objection for CRASH are:</p> <p>Inclusion of a flat that would be wholly at basement ("lower-ground") level is at odds with Camden guidance and policies for areas at risk of floods.</p> <p>This stretch of Goldhurst (and Aberdare Gdns) do not feature raised entrances – as such the proposed cast-iron open tread external staircases are out of character with the conservation area and visual harmony, and would not "preserve or enhance" the conservation area so should be omitted.</p> <p>"Visual clutter" caused by the misalignment of window levels between the original building and the proposed new building is also out of keeping with the visual principles of the conservation area and should be redesigned.</p> <p>The privacy of neighbouring properties (specifically 192 and 196 Goldhurst) is also impacted and underplayed in the new proposals. The addition of multiple new windows at heights that will provide views into these neighbouring properties is unacceptable and should be revisited.</p>