

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/0012/P	Yanhong Qiao	24/02/2024 00:02:11	OBJ	<p>I would like to object the planning for the following reasons:</p> <ol style="list-style-type: none"> 1. The original house was consists of a host building with a one storey outrigger. The planning application proposes to have 3 storey rear extensions at existing outrigger. There never has been any cases within Camden Council to allow 3 storey rear extension. Not to say the building itself is within the conservation area, such bulk extension will have significant impact the appearance of the area. 2. According to the Camden Basement Plan 2021 Criterion j - extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation, the size of the proposed basement should be reduced. According to our previous basement application experience on the same street, we were told by Camden the host building does not include the outrigger or the garage. The basement area in the proposed terrace (currently the garage) definitely should not be allowed as it has exceed the 50% of the depth of the host building.
2024/0012/P	Alan J Mason	24/02/2024 09:26:43	OBJ	<p>I have read all the objections already submitted by neighbours and by CRASH and wont waste time repeating the many grounds for refusing consent for this gross over-development of a constricted site. I would just emphasize my concern at the proposed excavation of basements and lightwells in an area that it subject to flooding. Goldhurst Terrace has been flooded a number of times, and at a recent meeting at the Town Hall of the Culture & Environment Scrutiny Committee (22 Jan 2024) a senior planner at Thames Water admitted that the environment of South Hampstead is "hostile" for sub-surface infrastructure. Camden is asked to refuse consent.</p>

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2024/0012/P	Allison Dias and Tim Holden	25/02/2024 16:32:25	OBJ	263 GOLDHURST TERRACE LONDON NW6 3EP

Development Management,
Regeneration and Planning,
Culture and Environment Directorate,
Camden Town Hall,
Judd Street,
WC1H 8ND

25 February 2024

Dear Sirs,

Re: 2024/0012/P-194

As owners and residents of 263 Goldhurst Terrace, we write with reference to the planning application in respect of 194 Goldhurst Terrace which is situated directly opposite our property.

As others have similarly informed, we too have only learned very recently of this application from another neighbour and have received no direct communication regarding the same. There would appear to have been no publicising of this application by way of formal neighbour notification or otherwise which calls into question the integrity of the application process in circumstances where other individuals may well have comments of their own to make in respect of the application if they were properly made aware of it.

Nevertheless, we submit the following comments on the proposed development and would be grateful if these are taken into consideration.

1. Design and Appearance

We are extremely concerned that the proposed development, which in effect seeks to convert an existing house into a large and imposing block of flats, will have an adverse visual impact on the character and appearance of the building to the detriment of the local residents and community as a whole. This is an important building at the western end of Goldhurst Terrace within the South Hampstead conservation area which is under Article 4 direction. Situated at the 3-way junction on the corner of Goldhurst Terrace and Aberdare Gardens, it is one of the most prominent buildings in the area.

The proposed design with significant extension will create an overbearing development out of keeping with the immediate surrounding houses and altering the feel of the neighbourhood. The increased height and overall imposing size of the extended building with insensitive alterations and new features, such as the proposed misaligned windows and unattractive external staircases, are completely out of character with its surroundings and would dramatically alter the appearance of the building from its original state, thereby damaging the host building and the street as a whole. Such major redevelopment will have a significant negative impact, given

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the benefits that the existing building positively contributes currently to the character of the area.

In addition to the overly large extension above ground level which will dominate the building and contribute to the over-development of the site, the significant below-level development is of an inappropriate scale to both the property and to its neighbours and will also impact negatively on immediate neighbouring and garden setting and harm the appearance of the conservation area.

The visual impact of the development with lightwells and external staircases will significantly detract from the attractive amenity of the remaining outside space and the views from neighbouring properties, again having a negative impact on the character and appearance of the conservation area; additionally, there is a concern for the harm to the trees and associated flora and fauna with their biodiversity function and contribution to the landscape character of the area which would no longer be preserved.

The creation of new lightwells also harms the relationship between the building and the wider streetscape, as well as resulting in the loss of garden space and affecting the appearance of the front of the property. They may also result in light spill from subterranean rooms and harm the character of the garden setting which again would negatively impact the character and appearance of the conservation area.

The overbearing extension will drastically erode and compromise the benefits of the open space and current setting of the host building. It is important also to consider the visual effect of the proposed development from the rears of individual properties as undeveloped rear gardens are central to the character and appearance of the conservation area and their preservation is of paramount importance. Additionally, the alteration of the roof profile is also a concern with increased visual bulk that draws attention to it and therefore away from the originally designed roof slope.

There has always been very tight control by Camden on any development in this area to protect and preserve its heritage; for example, the request to enclose the porch at 263 Goldhurst Terrace by simply moving an existing front door forward by just 3 feet was met with a response that this would alter the character of the neighbourhood and could not be permitted. Given this stance it is difficult to see how this proposed development which is not in any way in keeping with the neighbourhood could be permitted if applying the same rules for all.

The increased height and additional development will also cause a loss of light arising from such a significant increase in the overall size of the building which is an additional concern to surrounding neighbours as is the number of proposed windows overlooking neighbouring properties. Again, this is out of keeping with the surrounding buildings where permitted side windows have been restricted to a minimum or indeed not permitted at all.

2. Volume of Development

The overall volume and density of the proposed development in itself is also a significant concern with the proposed construction of 8 flats and an additional single dwelling. This would be considerably oversized in relation to both the land available and the proximity of its neighbours, requiring significant excavation to achieve.

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The construction will enable an excessive increase in the number of occupants living on this part of the road and entry and egress from the site will be a significant safety issue if such occupancy is permitted, taking into account the number of people passing along the street daily, which includes a great many school children, young families and the elderly. This particular section of Goldhurst Terrace is already regularly congested with traffic seeking to bypass the surrounding main roads and also suffers from a surfeit of parked cars, both of which will significantly increase if this development is permitted as proposed.

3. Excavation and Ground Water

Finally, the extensive basement level that is proposed would necessitate an unacceptable amount of excavation on a scale that is far in excess of other works that have been permitted in neighbouring properties and risks the integrity of the infrastructure of the building itself and surrounding land which also in turn raises a real concern in respect of the water table in the area that is likely to be significantly impacted by such over-development..

Having lived in our property for over 16 years we have experienced a significant change in the water table over this period to the point now where we face a real risk of our property flooding in extreme wet weather conditions. The garden is waterlogged to an excessive level during and after heavy rainfall such that the vegetation is submerged as the drainage struggles to keep up with the surface water. Any further excavation in the area and particularly one of such an extensive nature, will inevitably exacerbate this problem, and these risks must be properly and thoroughly assessed in terms of the risk of flooding of neighbouring properties, of which we put you on notice.

We would be happy to elaborate on the above issues but hasten to submit these comments due to the very short period of time that we have had to consider this matter.

Yours faithfully,

Allison Dias
Tim Holden