

261 GOLDHURST TERRACE, LONDON NW6 3EP

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

BY POST

BY EMAIL TO: planning@camden.gov.uk

BY UPLOAD TO THE COUNCIL'S PLANNING WEBSITE

20 February, 2024

Dear Sirs,

We refer to the planning application recently submitted by 194 Goldhurst Terrace (Cowell) Limited with number 2024/0012/P-194 Goldhurst Terrace. We believe that the Council was the previous owner of the property, which was used to house a residential care centre for one or two residents, and run as part of the Council's social services provision.

We are the owners of 261 Goldhurst Terrace, which is situated immediately opposite the main section of the existing structure. As such, we would (perhaps mistakenly) have expected to have been contacted directly about the application, either by the applicant or by the Council, or to have seen notices affixed adjacent to the site - but instead learnt about it from another neighbour only a few days ago. We have thus had only a limited time to consider the application, but having now carefully reviewed the various elements of the very significant and large-scale development application via your portal, we would wish please to make the following points in order to assist you in your deliberations:

- The proposed series of developments on the site would very significantly increase both the volume/density of development and also the number of people ultimately living on this already-busy section of Goldhurst Terrace. The Council's own character appraisal of the South Hampstead Conservation Area (SHCA) is a useful guide here. It specifically provides that the intensive sub-division of houses should be discouraged, due to the detrimental impact on the appearance of the area through external alterations, extensions and the consequential demand for additional car parking spaces. As a general observation, the proposed scheme would seem to fall foul of all of these concerns.

- As such, the proposal must raise very obvious questions regarding:

1. the impact on local drainage and the implications for flooding potential (see further below)
2. the adequacy of parking/loading/turning space in the vicinity (with perhaps 25-30 additional local inhabitants being introduced to the area);
3. the impact on local road access, traffic congestion and highway safety (this being an area with many young families/children);
4. an increased level of noise and disturbance resulting from the use of the site once development, if permitted, is completed;

5. the massively increased density of development at the eastern part of the site, causing a loss of light/overshadowing, both for the immediate neighbours and for those, like us, on the other side of Goldhurst Terrace;
6. an associated loss of privacy for those same neighbours, specifically as a result of the increased height of the redeveloped ballroom area, which is presently single storey only; and
7. a significant reduction overall in the garden areas of the property, with an associated loss of trees and a negative impact on nature conservation.

- The proposed development, of a house that is already far larger than others in the road, implies the excavation of enormous volumes of material in order to accommodate the proposed vast basements to be sited under both the existing and the proposed new buildings. This level of ground works raises huge questions for the foundational support of all local buildings, and for the ongoing adequacy of local drainage function and thus for potential flooding. The water table in the area is already high, given the history of its original development, in Victorian times, from / on water meadows. This has meant, during periods of high rainfall (to which we are all now increasingly subject as a result of climate change generally) that the area has endured serious flooding, most recently in 2021. At present, any significant rainfall regularly results in the flooding of the gardens to the rear of our property and that of our neighbours. Notwithstanding the contents of the somewhat basic drainage reports provided, we would be very worried that with the addition of further underground, impermeable structures with the volumes envisaged, this flooding would only be exacerbated, both for our own and for all neighbouring properties. The report rather unhelpfully suggests that further detailed investigations into these concerns would be conducted only after planning consent has first been granted: this is doing things very obviously in the wrong order, and a full and much more detailed report, looking at both rainwater and sewage drainage impacts from the proposed development, must surely precede any consideration of the scheme.

- We are also most concerned that the intended scheme conflicts with the overall planning policies of the Council. Specifically, the design, appearance and materials of the proposed dwelling to the east is absolutely not of a design in keeping with the scale, character, or historical heritage of other dwellings on Goldhurst Terrace. The road sits within the local SHCA: in order to preserve its essential character, any new buildings and associated landscaping should be developed in a manner that is fully in sympathy with the other dwellings in the area. In particular, we object both to the proposed external staircases (unique, we believe, to the area), and to the misaligned windows in the new extension, both of which will be extremely visually unappealing and entirely out of character with the neighbouring properties. Furthermore, one of the new flats is proposed to be entirely at basement level – something that is completely counter to the Council's stated policy, and that must also, in light of flooding risk, represent a serious health and safety risk to any inhabitants.
- We are similarly concerned at the overall loss of visual amenity for all residents and visitors to the area.
- The nature and extent of the development, if permitted, would require many years of works, during which extended time the impact of noise, traffic congestion, and general inconvenience on the local residents and on visitors to the area would be very significant, detrimental and disproportionate.

• Finally, we note that the application is made not by the ultimate developer but instead by a special-purpose corporate vehicle. This raises very significant questions as to the ultimate bearer of any liability, duty of care and similar obligations to others in the area once any development has been completed and the corporate vehicle has (precisely in order to evade the same) been liquidated.

We are most grateful for your kind consideration, and hope that these very real concerns are all clear (but would be happy if necessary to elaborate further if necessary). We would ask, please, that you confirm to us that they, together with any additional objections raised by other local residents, will all be fully taken into account and properly reflected in the Council's decision regarding the application. We have not been notified of the date of any meeting for the application to be formally considered but would ask that we are informed of this so that we can seek to attend if appropriate.

Yours faithfully,

Susan Charles

Richard Goldstein

