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Sent: 02 March 2024 14:25
To: Planning
Subject: 251 Goldhurst Terrace 2023/5057/P

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For the attention of Planning Officer: Obote Hope

Dear Sirs

This OBJECTION is submitted on behalf of CRASH (Combined Residents' Associations of South Hampstead).

The application seeks consent for work carried out without planning permission in the former front garden of 251 Goldhurst Terrace. First, it should be noted that the drawings submitted with the application are incorrect. Both the existing and proposed versions show, on plan, raised beds with planting in front of both lightwells. These landscaping elements do not exist.

The 'heritage expert' makes heavy weather of pointing out the mention in the SHCA Appraisal of "coloured geometric tiled pathways". He asserts that because the existing path from pavement to front door was not a "coloured geometric tiled pathway" its destruction "did no harm" and should be discounted.

The 'heritage expert' admits that there was a clearly defined and delineated path from the pavement to the front door, with a second path leading to the side passage. These pathways, of attractively-weathered stone can quite clearly be seen on the photographs submitted by the applicant - as they can on earlier planning applications. An earlier application also stated "Both vehicular and pedestrian access to the property will remain as existing, albeit with the added benefit of site security afforded by the gates and railings." The 'as existing' as been ignored, as both paths have been swept away in a sea of ugly concrete blocks.

It is further asserted that the concrete block paving is permeable. This is doubtful. It may be able to cope with a light shower, but CRASH would suggest that heavy rain water - let alone a storm - would flow without hindrance over the hardstanding and pavement into the gutter.

No mention is made of the lighting being proposed. The 'Proposed Plan' shows 6 No spot-lights at the boundaries and 6 No ground-lights embedded in the central area of the forecourt. This Disneyfication of a period property in a conservation area is completely inappropriate.

Camden has a duty to "preserve or enhance" the special character of the South Hampstead Conservation Area. To quote the "heritage expert", "preserving means 'to do no harm' ". This application certainly harms the SHCA.

The Council is urged to refuse consent and use its powers to enforce compliance.

Yours faithfully

CRASH
(Combined Residents' Associations of South Hampstead)