

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](mailto:planning@camden.gov.uk)**

**BY UPLOAD TO THE COUNCIL'S PLANNING WEBSITE**

Subject: Objection to Planning Application: **2024/0012/P**

Dear Sir/Madam,

I am writing to formally object to the planning application submitted for the demolition of single-storey side extensions and the erection of a three-storey side extension, along with other associated alterations as described in the application reference: **2024/0012/P** (194 Goldhurst Terrace). We are the owners of a nearby property. After careful consideration and consultation with other concerned members of the community, I believe that the proposed development raises several significant concerns that warrant thorough evaluation and reconsideration.

Firstly, the scale and density of the proposed development are disproportionate to the existing character of the neighbourhood. The introduction of a three-storey side extension, excavation of part basement, and creation of additional flats would result in an intensification of land use that is incompatible with the predominantly low-rise residential nature of the area. Such a substantial increase in housing density could lead to overcrowding, strain on existing infrastructure, and detrimental impacts on the quality of life for current residents.

Secondly, the proposed development fails to adequately address concerns regarding privacy, overshadowing, and loss of amenity space for neighbouring properties. The construction of a three-storey side extension, together with the excavation of a part basement and creation of lightwells, raises legitimate worries about overlooking and loss of natural light for adjacent dwellings. Furthermore, the proposed external alterations may compromise the visual and environmental quality of the area, detracting from its overall character and charm.

Additionally, I am concerned about the potential environmental implications of the proposed development, particularly regarding excavation works and changes to the landscape. The relocation and rebuilding of the existing detached garage, coupled with the excavation of basements, could pose risks of soil contamination, disruption to local wildlife habitats, and increased surface water runoff. These environmental considerations must be thoroughly assessed and mitigated to ensure the sustainable and responsible development of the site.

In light of the aforementioned concerns, I respectfully request that the planning authority requires the submission of a Construction Environmental Management Plan (**CEMP**) as part of the application process. A **CEMP** would provide a detailed framework for addressing environmental risks, managing construction impacts, and ensuring compliance with relevant regulations and standards. It would also facilitate meaningful community engagement and transparency throughout the development process.

Furthermore, the proposed development may exacerbate existing traffic congestion and parking issues in the vicinity. The addition of multiple dwellings without adequate provision for off-street parking could intensify competition for limited parking spaces, leading to inconvenience and safety hazards for residents and visitors alike. Measures to alleviate these concerns, such as the provision of sufficient parking spaces and improvements to local transport infrastructure, should be integral to the planning considerations for the development.

Therefore, I respectfully urge the planning authority to reject the current application or, at the very least, subject it to further scrutiny and revision. It is essential that any proposed development aligns with the principles of sustainable development, respects the character of the local area, and prioritizes the well-being of existing residents.

I trust that you will give careful consideration to the objections raised and take appropriate action in the best interests of the community. Should you require any further information or clarification regarding my objections, please do not hesitate to contact me.

Thank you for your attention to this matter.

Yours sincerely,

Shuqi Zhang