

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/1488/P	E Peel	22/05/2024 17:48:54	OBJ	<p>I strongly object to this planning application on the following four main grounds:</p> <p>1) The South Hampstead Conservation Area (SHCA) Conservation Area Appraisal Statement (CAAC) rightly recognises, and strongly seeks to protect, a number of key characteristic features of properties in this area. These include well-stocked, and verdant, front gardens and low front boundary walls overtopped by thick hedges. The CAAC correctly strongly deprecates any further conversion of front gardens into hardstandings for parking, as this destroys the verdant and uniform character of the SHCA, creates visual harm and clutter where large cars increasingly obscure the host buildings, and encourages excessive rainwater run-off into the public sewers, as it removes the ability of a fully 'soft-landscaped' garden to absorb water (the 'green-field' run-off absorption rate). It should also be borne in mind that this area is fully acknowledged by Camden as being prone to flooding, having suffered at least 4 flooding events after exceptional rainfall in 1975, 2002 and twice in 2021. Note, for example the following:</p> <ul style="list-style-type: none"> - In 1975 a very severe rainfall event a nearby basement at 62 Priory Rd (only about 80m from the subject site) was flooded. - the original basement/cellar of No. 196 Goldhurst Terrace regularly floods during periods of heavy rain (only about 30m from the subject site). - The rear gardens of both 261 and 263 Goldhurst Terrace are understood to be regularly flooded and/or waterlogged after heavy rain (only about 2-10m from the subject site, with No. 261 being next door). <p>2) The creation of a new cross-over (which is in any case wholly in conflict with Camden policy for the area) will cause the loss of at least one, and maybe two, on-street parking spaces in the CA-R CPZ. Within this CPZ, Goldhurst Terrace is already well-known for suffering from high levels of parking stress, with 261 permits issued for only 238 spaces available on-street. This is about to be made still worse by the loss of a number of parking spaces further east on Goldhurst Terrace due to the construction by Camden of extensive 'rain-gardens' to accommodate new tree plantings, all intended to help mitigate against future flooding. The street is thus already well over capacity in terms of parking, and the further loss of any on-street spaces is not acceptable for those who pay Camden substantial annual amounts for Residents Parking Permits.</p> <p>3) Whilst the plans optimistically show that 2 off-street spaces could be created on the right-hand side of the 'front garden' this ignores the likely size of cars. It appears that at least one of the cars is of the size of a very large SUV, which will allow insufficient space for a second vehicle of the same size to be parked off-street. Even the 'two' spaces are only possible due to a sleight of hand in the plans whereby the central path (and the two brick pillars marking the pedestrian gate to the pavement) are all having to be displaced around 1m to the left, thereby destroying the symmetry of the front garden and building, and allowing the space allocated to car parking to become over-dominant and wholly out of character with the highly-valued and protected characteristics of the South Hampstead Conservation Area (SHCA). It is also noteworthy that all the photographs in the submitted proposals seem to have been (disingenuously?) taken with a very extreme wide-angle lens which gives the impression of a large amount of space everywhere, when in reality, and taken with a normal lens, everything would be seen to be far more compact.</p> <p>4) The application disingenuously mentions, and seeks to cite as a precedent, that there are a fair number of other off-street car spaces and crossovers in the vicinity further along the street. It entirely fails to acknowledge and to understand that the existing crossovers and off-street parking in the vicinity of the property are all very historic in nature and pre-date the adoption of the Controlled Parking Zone and Camden's much more restrictive crossover policies that were rightly introduced in the early 2000s to protect the local</p>

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character. In addition, the presence of existing crossovers and off-street parking are considered detrimental to the setting of the South Hampstead Conservation Area, and they do not set a precedent for the provision now of any more such incongruous features, and most would almost certainly not be granted permission today. It likely that almost no new front garden hardstandings and crossovers will have been allowed to be created for around the last 30 years since the introduction of the Swiss Cottage (now South Hampstead) Conservation Area in the mid/late 1990s.

I would kindly request Camden to reject this application for all the reasons mentioned above.

Thank you.
