

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2528/P	Chitra Govindarajan	24/07/2024 22:34:36	OBJ	Dear Sir/Madam,

I am writing to formally object to planning application number 2024/2528/P (Garden flat, 141 Goldhurst Terrace, London NW6 3EU). I am a direct neighbour who resides and owns the raised ground floor flat (Flat 2, 141 Goldhurst Terrace, London NW6 3EU) and I am also a 25% share freeholder of the building.

Please find below my grounds for objection:

1. Negative effect on character and appearance: The proposed extension is disproportionately large, both in terms of width and depth - the proposal appears to be much deeper than a max 3-4m extension as mentioned on Camden's own planning website (<https://www.camden.gov.uk/extensions-conservatories-planning-permission>). As noted in the other objections made by neighbours and CRASH (Combined Residents' Association of South Hampstead), it will exceed the scale of any other extension in this stretch of Goldhurst Terrace where the houses and gardens are narrower than in the areas mentioned within this planning application. Therefore, I don't believe a like-for-like/relevant reference has been made to show precedence. If approved, it will vastly reduce the existing green space and will set a dangerous precedent allowing overdevelopment and a loss of character in what is known to be leafy conservation area. Personally, it will obstruct my view of the garden and green space which is on the freehold land of which I am 25% shareholder. Kindly note that 141 Goldhurst Terrace has already undergone a 3-storey extension (application no. 8600434).

2. Share of freehold concerns: As mentioned above, I own 25% of the freehold share in the building. The red line boundary of 141 Goldhurst Terrace (the freehold title plan) covers the area within which the private extension of the garden flat is being proposed. The current plan doesn't have any provisions to allow Flat 2, 3 or 4 (the remaining share of freeholders) the ability to extend, should they wish in the future, since it isn't a load bearing structure. This infringes on the rights of the remaining freeholders both in terms of view of the garden and ability to extend. Additionally, freeholder consent and consultation hasn't been acquired.

3. Flood & environmental impact: The building (the garden flat in particular) has been subject to flooding in Jul 2021. The area has been subject to flooding twice prior to 2021 as well. In particular, the reports referenced below bring attention to Goldhurst Terrace since it is at a lower lying level and therefore more susceptible to future flooding risks. This application states that it will cause a 25% reduction of surface water discharge, that there are no SUDS incorporated in the design and that there will be a 125 litre per person per day increase of water use. This will of course cause increase of wastewater and surface water runaway funnelled through the same main sewers that were already outlined as a key cause in the 2021 floods, but with 25% less surface area available. Given that the front yard/patio is currently paved, the garden at the rear is critical to avoid a build-up of excess rainwater and to mitigate the ongoing flood risk. I do not see a flood assessment and sewer assessment report provided as part of the plan. This should be conducted by an expert prior to any extension. This is a loss of green space will also cause environmental impact. Refer: Managing flood risk in Camden The London Borough of Camden flood risk management strategy (https://www.camden.gov.uk/documents/20142/1458280/Camden_Flood_Risk_Management_Strategy.pdf/9e739029-02e5-59c7-e9a4-64d3622f2475), Camden Flood Risk Management Strategy 2022-2027 (FRMS) <http://democracy.camden.gov.uk/documents/s108746/13a%20Appendix%201%20-%20Camden%20Flood%20Risk%20Management%20Strategy.pdf> and Camden July 2021 Flood Investigation Report <https://www.camden.gov.uk/documents/20142/0/July+2021+Flood+Investigation+->

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4. ¿ ¿Structural and architectural concerns: This building, like many others on Goldhurst Terrace is an old period conversion. Structural reports in the past have shown evidence of historic movement though there is no ongoing movement recorded and the building is said to have “settled”. Considering this historic movement, and the fact that the plan proposed has a significant impact on the rear elevation, a detailed structural report is crucial before the architectural plan can really be assessed further. Please note, thus far, a structural engineering report to assess the structural integrity of the build has not been provided. There should also be a report provided on the impact to the tree in the rear garden to ensure it is stable and doesn’t fall because of the deep extension proposed. Last but not least, the skylights proposed could cause significant light reflection and glare into my bedroom(s) so I object to the installation of those skylights. The plan also seems to indicate that the skylights will cause the height of the ceiling of the garden flat to be higher than the existing floor level of Flat 2.

5. Amenity and outlook: Apart from the concerns mentioned about re: light pollution/glare from the skylights + loss of view amenity, there has not been a detailed implementation plan & timeline provided. While it the planning application does make note that works are expected to complete by Mar 2025, given the scale of the extension proposed and with building delays being commonplace, I believe it will take longer than the proposed timeline. I work from my flat in a hybrid model and this will impact me directly during my workday due to noise and vibration linked to building works. While this is not my basis to object, I would like to understand what days and times/hours the work is proposed for. This needs to be agreed with all freeholders to ensure we’re not extensively inconvenienced during the build phase (refer: Camden Planning Document “Amenity”) <https://www.camden.gov.uk/documents/20142/4823269/Amenity+CPG+Jan+2021.pdf/91e9fd97-7b26-f98e-539f-954d092e45b6?t=1611580504893>)

I would greatly appreciate if these concerns were taken into consideration and the objection is granted in regard to the current proposal.

Kind regards,
Chitra Govindarajan
