

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/2528/P	Natalie Constantinou	25/07/2024 19:00:30	OBJ	Dear Sir/Madam,

I am writing to formally object to the planning application 2024/2528/P (Garden Flat 141 Goldhurst Terrace, London, NW6 3EU). I am the owner of the first floor flat (Flat 3, 141 Goldhurst Terrace, NW6 3EU) and a 25% freeholder of this building. As a fellow freeholder, I have several concerns that I believe need to be addressed:

1. Share of freehold - The proposed plans must ensure that they do not restrict other freeholders from extending their own properties in the future. There are four freeholders of the land and therefore, the planning application should provide provisions for load bearing foundations to allow the remaining three freeholders to build on top in the future. Currently, there are no provisions for this. Additionally, I believe that insufficient notice/information was given to the freeholders prior to submission.

2. Risk of flooding - The property is in an area where there is a risk of flooding as seen in 1974, 2002 & 2021. A 25% reduction of surface water discharge would increase the risk of flooding even more as there will be a loss of green space & a reduction in permeable space. Given that the front garden is already paved, the surface area from which the rainwater can drain from will be a lot less. It is important to note that the current property is not insured for flooding due to recent flood damage.

3. Size of extension - The proposed extension size is disproportionately large compared to the other extensions of properties on this stretch of Goldhurst Terrace. Therefore, the references used with similar sized extensions cannot be used to compare them to this stretch of Goldhurst Terrace where the properties & gardens are a lot narrower. Furthermore, this will result in a restricted view of the greenspace from my personal property as well as the view of many other neighbours in the surrounding properties. This may make the back garden area look a lot more "blocky" as there will be loss of character to what is known to be a leafy conservation area. It is important to note that 141 Goldhurst Terrace has already undergone a 3 storey extension previously (application no. 8600434) therefore, extending it further would perhaps encourage overdevelopment in this stretch of Goldhurst Terrace.

4. Structural concerns - Given the age of the building and the natural movement it has undergone throughout the years, a thorough structural report is needed before the architectural plans can be assessed further. As far as I am aware, a structural report has not been provided as of yet.

In conclusion, I strongly urge the council to carefully consider these points for objection and therefore, request for this current application to be objected.

Yours faithfully,

Natalie Constantinou