

Dear Camden Planning Department,

Re: Objection to Planning Application 2024/3529/P for Demolition of existing conservatory and construction of a single storey rear extension at 188 Goldhurst Terrace, London, NW6 3HN

As one of the freeholders at the property directly next door, I believe this proposed development raises significant concerns regarding overdevelopment, impact on rights to light, and its contradiction to Camden's housing policies. Below are the key reasons for my objection:

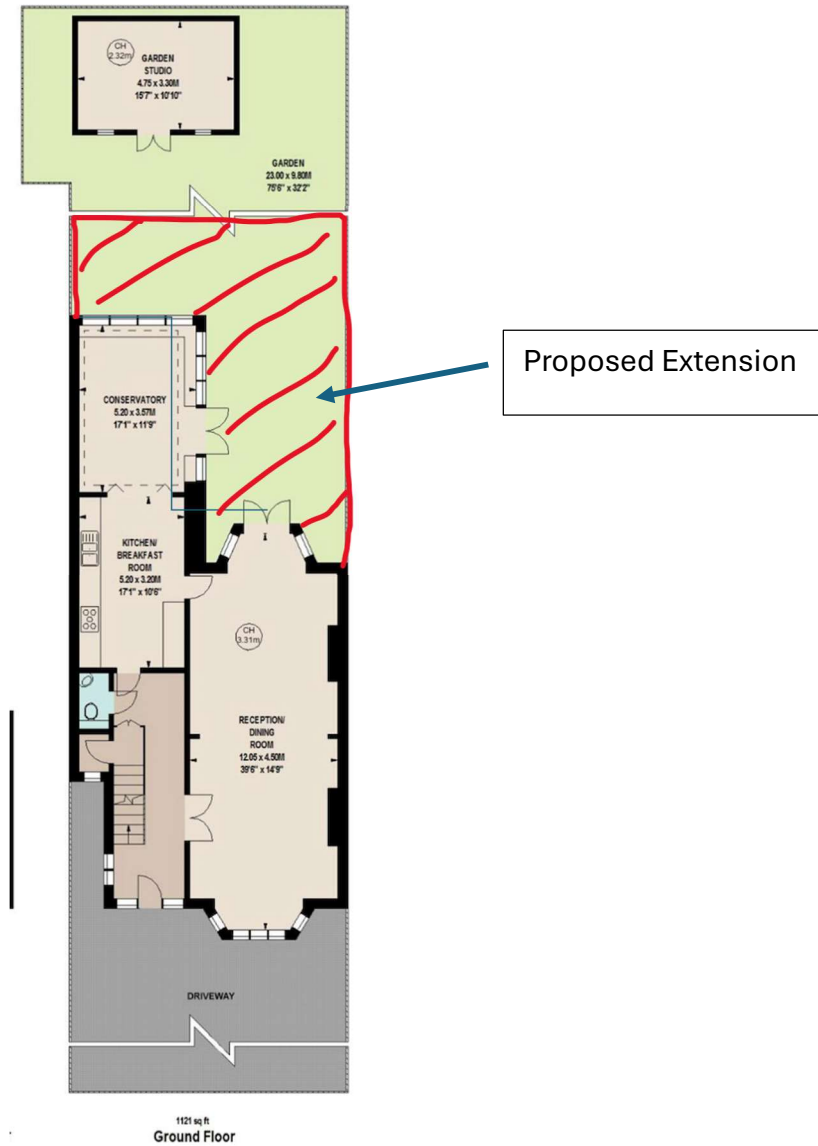
1. Unnecessary Development for a Single Dwelling

The proposed extension is unnecessary for a single freehold dwelling of this size. The property in question is recorded to have 3,887 square feet, which is more than sufficient for a single household. In contrast, many properties in the area, have undergone modest extensions justified by their conversion into smaller flats to accommodate multiple households.

The applicant intends to extend as wide as No 186 (ground floor flat) and as deep as No 190 Goldhurst Terrace (ground floor flat), attempting to benefit from both design elements. However, it is important to consider that the rear extension for both neighbouring properties were far more modest in scale compared to this application and served essential needs for a ground-floor flat, and more importantly both designs maintained the original rear bay windows. There was a small lightwell incorporated by the full width extension at No 186. Our rear extension on the ground floor flat of 190 Goldhurst Terrace is half the width of our house, and the area was originally permitted over 35 years ago. We recently obtained permission to rebuild without expanding sideways, prioritizing the preservation of the amenity space around us.

It is also important to note that the property already has a garden shed at the back of the garden. The proposed overextension of the house would significantly reduce the remaining green space, which is an important space in this conservation area.

A like-for-like rebuild of its current size, with better insulation would be far more agreeable and better align with the character of the neighbourhood. In stark contrast, this proposed full-width extension deeper into the garden is an excessive and unnecessary overdevelopment for a single household, providing little justification for such a large increase in size.



2. Impact on Right to Light and Visual Intrusion

The proposed extension would have a significant and detrimental effect on our rights of light and the visual environment. Our property already experiences limited sunlight due to multiple large trees on the north side of our garden. The proposed structure would exacerbate this issue by blocking our view and light from the east, significantly reducing the natural light in our garden.

This extension would loom over our property and garden, creating an oppressive and enclosed environment. The visual intrusion would drastically alter the open and spacious feel that currently characterizes the area. Our already small garden would feel even more overshadowed, and the enjoyment of our outdoor space would be severely impacted. The combined loss of light and visual intrusion would reduce the quality of life for us and other nearby residents.

3. Loss of Privacy

The proposed extension is likely to result in a loss of privacy for neighboring properties. With the extension spanning the full width of the house, there is an increased potential for overlooking and intrusive views into our garden and living spaces. This loss of privacy is particularly concerning given the close proximity of the neighboring homes.

Therefore, I would strongly object with the applicant's proposal to extend as deep into the garden as our extension at 190 Goldhurst Terrace. Their garden shed is already located near our shared fence. By increasing the extension along this shared boundary, the structure would encroach closer to our property and significantly overlook our garden, creating an invasive and uncomfortable environment for us. This increased proximity to our land is both intrusive and unnecessary.

4. Environmental Impact

The proposed extension would reduce the amount of green space and greenery surrounding the property, which is crucial for biodiversity and the local ecosystem. The loss of green space could also add extra stress to local flood risk, as there would be less ground available to absorb rainwater. This could lead to increased surface water runoff and exacerbate flooding issues in the area, further impacting the local environment.

The proposed development takes valuable green space from a conservation area and uses it to create an oversized luxury extension for one household. This is not only an inefficient use of space but also undermines Camden's broader goal of meeting housing demand in the area.

Conclusion

In summary, the proposed extension is excessive, unnecessary, and incompatible with the character of the local area and Camden's planning policies. It would have a detrimental impact on surrounding properties, including ours, by blocking light, creating visual intrusion, and reducing green space. A like-for-like rebuild of its current size would be far more agreeable and would better align with the neighborhood's character. I respectfully request that the planning committee reject this application or, at the very least, require significant revisions to bring the proposal in line with local development principles.

Thank you for considering my objection.

Yours faithfully,

Shuqi Zhang & Hai Lin