

**48 CROMWELL AVENUE
HIGHGATE
LONDON N6 5HL**

21 November 2024

Edward Hodgson
Camden Planning
By email

Dear Edward,

2024/0012/P: 192 Goldhurst Terrace

I think it is important that the Planning Committee visits the site and my relatives' house, 196, before a Decision is made; or that you make a site visit if the Decision is delegated to you. Unfortunately, Ralston has just returned to Mexico and I will be away for the whole of December however Ralston will be able to arrange access for you.

As you know I have mentioned the matters below several times:

- The description of the proposal is wrong. This is a rear extension. You will see that when you visit
- As Ralston has pointed out, the eastern-most windows on each floor in the existing flank wall facing 196 are unacceptable and, in any case, superfluous to daylight/sunlight requirements as those bedrooms have windows facing east

Having reviewed the Members' pack it is very evident that the turret, such an important architectural feature not just for 192 itself but also in terms of its setting and the street scene, would be subsumed with the extended roofline causing less than significant harm to the Conservation Area. The design would be very much improved if the new rear extension were reduced by one storey. It would also to a degree restore the open aspect for neighbours with a loss of only two bedspaces.

I have seen the pre-app note from 2023, recently added to the website, which failed to consider the impact on neighbours at 196. Obviously that note is not binding but you have now recognised that the great number of windows in the 194 flank wall adversely affects the amenity of the neighbours at 196. Unfortunately, the revisions do not go far enough. We ask that the rank of windows at the eastern end of the flank wall be removed from the design as they impact most on the enjoyment of the garden.

Kind regards,

Gail Waldman

2024/0012/P: 194 Goldhurst Terrace: proposed Conditions

- No work should commence until boreholes in positions agreed by the Council have been set up within one month of approval or sooner. Monitoring should commence immediately and at two monthly intervals thereafter for at least a year. Borehole results should be independently assessed on behalf of the Council.
- Scaffolding should be alarmed
- Damage to boundaries must be repaired within 24 hours
- Security of site must be maintained at all times
- A sign with details for whom to contact in the event of emergency must be placed in a position which can easily be seen by the public
- Pedestrian and vehicular access to neighbours' properties must be maintained at all times
- Dust, including brick dust, must be captured at source and disposed of daily
- Any damage to neighbouring properties which could cause further damage if not watertight must be repaired within 48 hours
- Any dust on window or door frames or glass of neighbouring properties must be cleaned regularly
- The range of new windows on the north elevation must be kept locked shut to prevent noise nuisance in the narrow space between the flank walls of 194 & 196
- Mechanical ventilation heating recovery units must not be located on the north elevation or in the space between 194 & 196 unless the ambient noise level is higher than the Manufacturer's prediction of noise level after 10 years of use
- Air source heat pumps must not be located on the north elevation or in the space between 194 & 196 unless the ambient noise level is higher than the Manufacturer's prediction of noise level after 10 years of use
- Drawing must be submitted showing the root protection areas of trees and large shrubs on or close to the boundary between 194 and 196
- If roots are found with a diameter of more than 2.5mm work must stop
- If a breach of an aquifer or perched water should occur the contractor must take immediate action to prevent water ingress into neighbouring properties including cellars and basements. If damage occurs the building owner of 194 must claim the cost of remedials on their insurance. Proof of insurance cover must be provided to neighbours before any contracts are signed.
- Control of radios on site
- NRMM condition re noise, etc