



Silvia Ferrari [redacted]

253 GOLDHURST TERRACE

Enya Fogar [redacted] 27 September 2023 at 11:38
To [redacted] [redacted] >
Cc: Matteo&Ann [redacted] >, Patrizia Savign [redacted] >

Morning Silvia,

Please find attached pre application response.

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 **pre application-253 Goldhurst Terrace.pdf**
114K

Date: 27/09/2023

**Our ref: 2023/2714/PRE
Contact: Enya Fogarty
Direct line: 020 7974 8964
Email: Enya.Fogarty@camden.gov.uk**

www.camden.gov.uk/planning

Dear Silvia Ferrario,

Re: 253 Goldhurst Terrace, London NW6 3EP

Thank you for submitting a pre-planning application enquiry for the above property which was received on 03/08/2023 together with the payment of £498.70 which was received on 03/08/2023. The advice is based on the information provided by the applicant which included plans statements and photos.

Development Description

The proposed works comprise of a basement extension and redesign of the conservatory and rear entrance. At the front, the introduction of 2x parking spaces, 2x cycle parking areas, refuse storage, a redesign of the entrance gate and fence and the replacement of the existing timber framed, single glazed sash windows with double-glazed sash windows.

Planning History

- Host property:

No relevant planning history.

225 Goldhurst Terrace

2021/3605/P-Erection of single storey rear extension at ground floor level. **Granted 23/06/2022.**

219 Goldhurst Terrace

2021/0686/P-Erection of a 2-storey rear extension with lightwell, following the demolition of the existing single storey rear addition. **Granted 04/05/2022.**

269 Goldhurst Terrace

2017/1811/P-Erection of a single storey side extension with one rear rooflight. **Granted 25/05/2017.**

Site description

The application site is a three-story terraced property located on the south side of Goldhurst Terrace. The property is currently in use as self-contained flats. The site is not listed and but is located within the South Hampstead Conservation Area. The application site is noted as a

positive contributor within the conservation area statement. This pre application relates to the ground floor flat, Flat 1.

Assessment

The main issues for consideration are:

- Design
- Basement
- Amenity
- Transport

Design and Heritage

Local Plan Policies D1 (Design) is aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. Camden's Local Plan is supported by CPGs and the Camden Town Conservation Area Statement.

CPG Basements provides detailed design guidance regarding the installation of lightwells, and states that where basements and visible lightwells are not part of the prevailing character of a street, new lightwells should be discreet and not harm the architectural character of the building, the character and appearance of the surrounding area, or the relationship between the building and the street. In situations where lightwells are not part of the established street character, the characteristic of the front garden or forecourt will help to determine the suitability of lightwells.

The removal of the existing conservatory and erection of a replacement extension is considered acceptable in principle, however the design is considered too dominant. The proposed extension including the glass balustrade is considered to result in an excessive amount of glazing which is considered to be inappropriate to this building and its setting.

Therefore, it is advised to reduce the amount of glazing and introduce more traditional materials so the proposal would appear sympathetic to both host building and the conservation area. Whilst there is no objection to the principle of the works, the architectural language of the rear elevation should be reconsidered.

Regarding the front elevation, the proposal involves replacement of existing timber single glazed sash windows with double glazed timber windows. Within the design and access statement, it states the replacement windows would replace existing windows like for like in terms of colour and dimensions, however the image provided doesn't show this. The existing windows have detailed glass panes which are considered to add character to the host property and should be retained. As a result, this element of the scheme should be revised to ensure that there is minimal impact on the host property and the wider streetscene.

New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening.

The proposal includes installation of iron railings along the front boundary. However, from examining streetview imagery and the DAS, it is noted that there is an existing low boundary

wall, which is considered more appropriate in terms of its scale, materials and design and should be retained. The retention of a small brick wall with iron railings would be considered acceptable and would be of a scale in keeping with other similar boundary treatments in the immediate vicinity.

The erection of bin store within the front forecourt should be considered acceptable subject to further details and plans of the bin store. The bin store would be subordinate to the host property and front garden. Retaining the existing hedging would also ensure that the bin store would be shielded from view from the streetscene. Additionally in terms of detailed design, the council would recommend including a sedum roof.

The proposal also includes a sheltered cycle parking area; however, no details or plans have been provided to show how the cycle parking would be sheltered in terms of size or design and this would be required at application stage, yet no objections are raised to the principle of this element.

Basement extension

The basement extension is supported in principle, subject to the necessary basement impact assessments, ensuring there will be no harm to the host building or to local hydrogeology and land stability. If any external manifestations are required (rooflights, additional ventilation etc.), these should be detailed as it may affect the acceptability. Furthermore, the basement excavation would be assessed against the following policy requirements:

A Basement Impact Assessment should be submitted in accordance with the provisions of policy A5 and Camden Planning Guidance (CPG4). These analyse the impact the proposed development would have upon the structural stability of nearby premises and upon the water environment. The BIA should include all details of excavation, construction methods (and Burland category assessment) and mitigation methods to address the above should be detailed accordingly. A Sustainable Drainage System proposal should also be drawn up and impact on adjoining trees (on-site and off-site) should also be addressed in relation to the basement construction and water supply to trees.

Policy A5 Basements of the Camden Local Plan 2017 includes a number of stipulations for proposed basement development within the Borough, including upper limits to the acceptable proportions of proposed basement extensions in comparison to the original dwelling. Policy A5 states that the Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:

- a) neighbouring properties;
- b) the structural, ground, or water conditions of the area;
- c) the character and amenity of the area;
- d) the architectural character of the building; and
- e) the significance of heritage assets.

Policy A5 also states that the siting, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:

- f) not comprise of more than one storey;
- g) not be built under an existing basement;
- h) not exceed 50% of each garden within the property;
- i) be less than 1.5 times the footprint of the host building in area;
- j) extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;

- k) not extend into or underneath the garden further than 50% of the depth of the garden;
- l) be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and
- m) avoid the loss of garden space or trees of townscape or amenity value.

The basement would need to comply with the above criteria in order to be deemed acceptable and a Basement Impact Assessment report would need to be submitted along with any future application and would be reviewed and independently verified by the Council's external engineering consultants. Further information can be found in Camden planning Guidance Basements.

The proposed basement complies with the above criteria insofar as it would be one storey; it would not be built under an existing basement; it would not exceed 50% of the garden; it would be less than 1.5 times the footprint of the host building; it would not extend into the garden further than 50% of the depth of the host building measured from the principal rear elevation; it would not extend into the rear garden by more than 50% of the depth of the garden; it would be set away from neighbouring boundaries and it would not involve the loss of garden space or trees of townscape or amenity value.

Externally the proposed basement extension would not be out of keeping with the rest of the street as it will remain at basement level and would not harm the character and appearance of the host dwelling or the conservation area.

Neighbouring Amenity

Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.

The proposed extension to the existing basement is unlikely to impact harmfully on neighbouring properties, other than during the construction period. The proposed terrace, atop of the rear extension would be located at ground floor level, from assessing the plans, the terrace would be built up to the boundary walls and screening would be proposed facing neighbouring 253 Goldhurst Terrace which is suggested to prevent overlooking.

Due to the location of the terrace at ground floor level and associated screening, it is considered that the terrace would not result in loss of privacy, daylight/sunlight or added sense of enclosure and is considered acceptable.

The proposed other alterations including the redesign of the rear extension, alterations to the front of the property would not harm neighbouring property in terms of loss of light, privacy and noise.

Transport

Given the relatively modest extent of excavation and construction works proposed, it is considered that a Construction Management Plan and associated contribution and bond are not necessary for this development.

Policy T1 aims to promote sustainable transport by prioritising walking cycling and public transport. This is achieved by improving pedestrian friendly public realm, road safety and crossings, contributing to the cycle networks and facilities and finally improving links with public transport. All these measures are in place to ensure the Council meets their zero carbon targets.

Policy T2 limits the availability of parking in the borough and requires all new developments in the borough to be car free. This will be done through not issuing parking permits, resisting development of boundary treatments and using legal agreements to secure these actions.

Additionally, chapter 7 of the Council's Transport CPG which states that: *The Council will not approve applications that would cause unacceptable parking pressure, add to existing parking problems or result in negative impacts on amenity.*

The proposed off-street parking is therefore unacceptable and should be removed from any future scheme as this would result in the loss of on-street parking bays. Any future application for this would be refused as it is contrary to Policies T1, T2, A1, D1 and D2 of the Camden Local Plan.

It should be noted that Goldhurst Terrace is known for suffering from high levels of parking stress, with 261 permits issued for the 238 spaces available on-street. The street is thus over capacity in parking terms and the further loss of any on-street spaces cannot be accepted. The existing crossovers and off-street parking in the vicinity of the property are all historic in nature and pre-date the adoption of the Controlled Parking Zone and our crossover policies in the early 2000s.

The inclusion of cycle parking within the front garden and the provision of the Sheffield stand (2 spaces)/cycle store is considered acceptable.

Conclusion

The redesign of the conservatory and rear entrance at lower and ground floor level is considered to have an excessive amount of glazing. The use of glazing would therefore stand out as an unsympathetic material in this context, appearing out-of-keeping. It would also suffer from overheating in the summer months. Therefore, it is advised to reduce the amount of glazing. The proposed basement extension is considered to be acceptable and would comply with Policy A5 of the Camden Local Plan.

The loss of front boundary wall and the existing sash windows would harm the setting of the building and the South Hampstead Conservation Area and should be revised as outlined above. The bin store and sheltered cycle parking within the front forecourt is considered acceptable subject to further details and plans.

The proposed off-street parking is unacceptable and is contrary to policies T1 and T2 should be removed from any future planning application.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

If you have any queries, please do not hesitate to contact Enya Fogarty (0207 974 8964)

Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon

the Council, nor prejudice any future planning application decisions made by the Council.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Enya Fogarty

Planning Officer
Planning Solutions Team

Relevant policies and guidance

National Planning Policy Framework (NPPF) 2023

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development
Policy A4 Noise and Vibration
Policy A5 Basements and Lightwells
Policy D1 Design
Policy T1 Prioritising walking, cycling and public transport
Policy T2 Parking and car free development

Camden Planning Guidance

Amenity CPG 2021
Basements CPG 2021
Biodiversity CPG 2021
Design CPG 2021
Energy efficiency and adaptation CPG 2021
Transport CPG 2021

South Hampstead Conservation Area Statement 2011



Silvia Ferrari [redacted]

253 GOLDHURST TERRACE

Silvia Ferrari [redacted] > 20 October 2023 at 20:16
Reply-T [redacted]
To: Enya Fogart [redacted] >
Cc: Matteo&Ann [redacted] >, Patrizia Savign [redacted] >

Hi Enya,
thank you for your advice.

Ref: 2023/2714/PRE
253 Goldhurst Terrace, London NW6 3EP

Please find attached some questions regarding your pre-application response and the updated rear elevation drawing.

It would be very appreciated if you could have a look at the attached documents.

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2 attachments

 **20.10.2023 . Pre- Application letter.pdf**
2626K

 **20.10.2023 . Updated Rear Eleavation.pdf**
75K

Hi Enya,

It would be helpful going deeper into some points of the project:

REAR ELEVATION

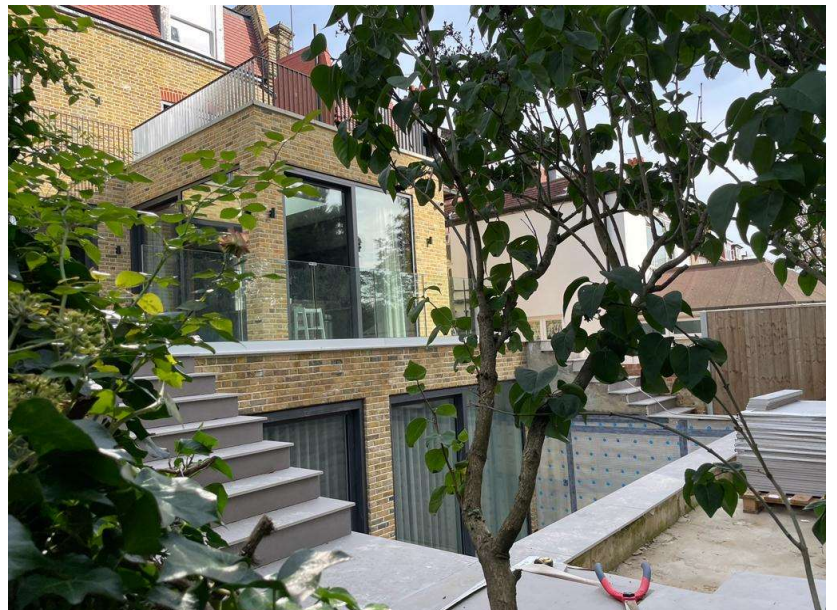
Unfortunately, the view of the rear on Google Maps is not very clear, and the 2D drawings of the rear facade in context are not as representative as the real view.

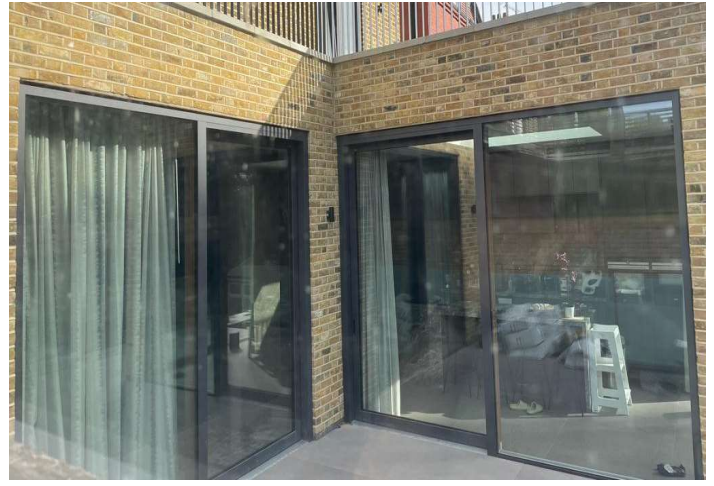
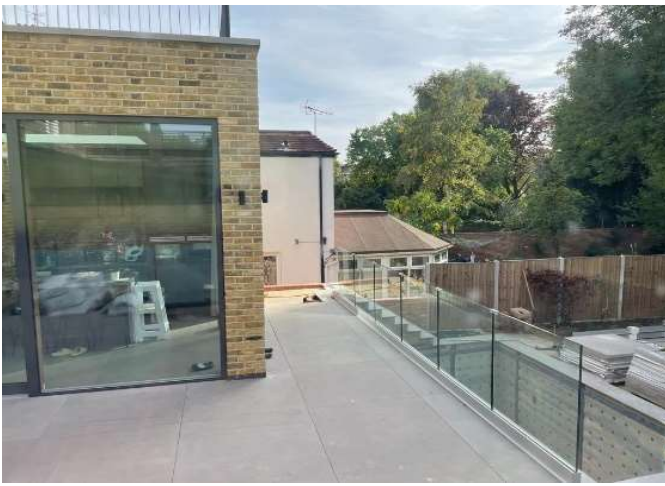
Please find below a photographic survey of unit numbers 255 and 251.

Unit at 255 - Rear elevation



Unit at 251 - Rear elevation





As you can see, the style of the two rear facades is characterized by a significant presence of windows and by the presence of glass balustrade at the ground floor level. Following your advice, we reduced the transparent area, widening the brick columns on the side of the windows (please refer to the attached updated rear elevation).

Furthermore, the proposed glass balustrade on the rear of the property would be an integral part to the project as it would maintain continuity with the neighbouring houses without adversely affecting the overall view of the rear facade. Taking into consideration the two immediately neighbouring properties, could the glass balustrade as currently presented in the project be acceptable?

FRONT WINDOWS

The current front windows are damaged, and the single-glazed system has a negative impact on energy control and the life of the family (including a 6-year old girl and a 1-year old boy) owning the property, with heavy cold drafts, condensation forming and mould.

The replacements aim to match the approved windows at the units 251 and 217, referring to the same supplier.

The original proportions will be matched even more meticulously than what was done for units 217 and 251.

Unit at 217



Unit at 251



Additionally, properties 156, 213, 249, 259, and 261 have both replaced the original single-glazed windows with double-glazed ones of a model comparable to the one proposed with this pre-application.

Unit 156



Unit at 213



Unit 249



Unit 259



Unit 261



Please note that quotes have been asked from several well-known and specialised sash window makers and all of them have advised that the lead decorations cannot be reproduced on a double-glazed timber sash window, which is the only reason why such decorations would not be kept. Given these considerations, would you agree to the upgrade of the current single-glazed timber sash windows with double-glazed timber sash windows matching the exact same appearance, exception made for the lead decorations, which in any case have not been kept in other recently refurbished properties, including 156, 213, 217, 249, 251, 259 and 261?

FRONT BOUNDARY

The proposed raised front boundary would like to match what has been built and planned in the immediate vicinity (see pictures below), increasing a sense of privacy and shielding the bean storage.

Unit at 209 – Front boundary



Can we consider a boundary such as this one adequate?

Following your response, we will proceed with the application submission.

An application for the unit at 253 has already been submitted:

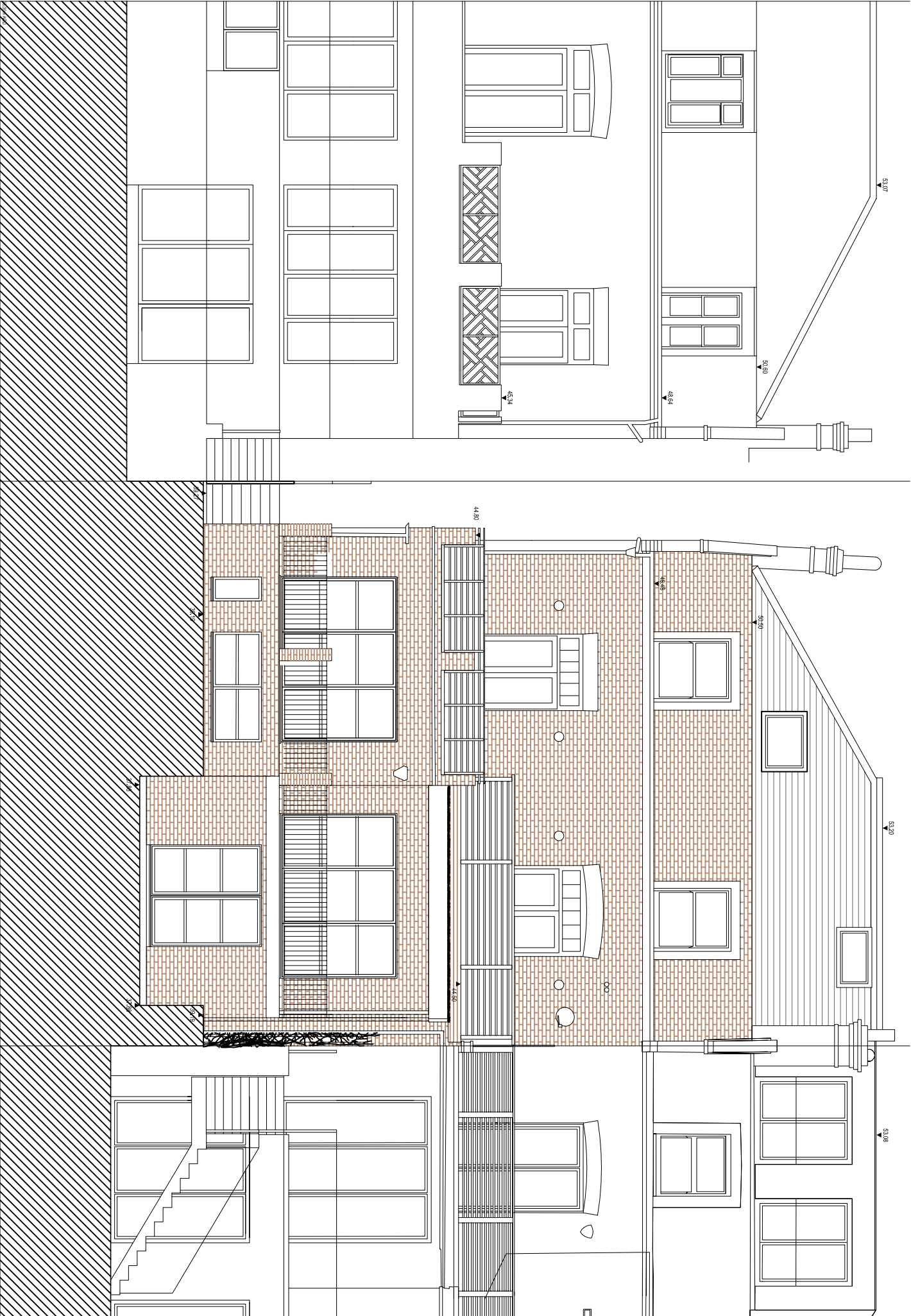
Ref. 2022/5014/P 253 Goldhurst Terrace.

The original application involved to the same elements but had a different design.

Can we submit the pre-application drawings as a replacement for the submitted drawings?

Thank you for your help.

Arch. Silvia Ferrario





Silvia Ferrari [redacted]

253 GOLDHURST TERRACE

Enya Fogart [redacted] >
To [redacted] >
Cc: Matteo&Ann [redacted] >

8 November 2023 at 10:41

Hi Siliva,

Thank you for your email. Regarding the glass balustrade and replacement windows with double glazing. If there is clear recent examples of where permission has been granted for similar development then this would be taken into consideration and should be considered acceptable as precedent has been set.

With the replacement of windows some examples are better such as no 217 and 251, its just ensuring that the details in the windows are kept as they add the character of the building.

Regarding the current application- 2022/5014/P are ye proceeding with this application or are submitting a new application so I am clear ?

Thanks,

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Silvia Ferrari

253 GOLDHURST TERRACE

Enya Fogart >

15 November 2023 at 14:52

To >

Cc: Matteo&Ann >

Hi Sivila.

I would advise that you withdraw the current application and resubmit with a new application. As the description would have changed new site notices would have to be erected.

Once you have submit a new application, let me know and I can pick up the application so this can speed up the process. Therefore please state if you would like me to withdraw the current application?

Thanks,

Enya Fogarty
Planning Officer
Supporting Communities
London Borough of Camden

Telephone: 020 7974 8964
Web: camden.gov.uk

[5 Pancras Square](#)
London N1C 4AG

Please consider the environment before printing this email.

From: Silvia Ferrari >**Sent:** 14 November 2023 15:47**To:** Enya Fogart >**Cc:** Matteo&Ann >**Subject:** Re: 253 GOLDHURST TERRACE

[EXTERNAL EMAIL] Beware – This email originated outside Camden Council and may be malicious
Please take extra care with any links, attachments, requests to take action or for you to verify your password
etc.

23/11/2023, 12:24

Gmail - 253 GOLDHURST TERRACE

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Silvia Ferrario <[REDACTED]>

253 GOLDHURST TERRACE

Enya Fogarty <[REDACTED]>

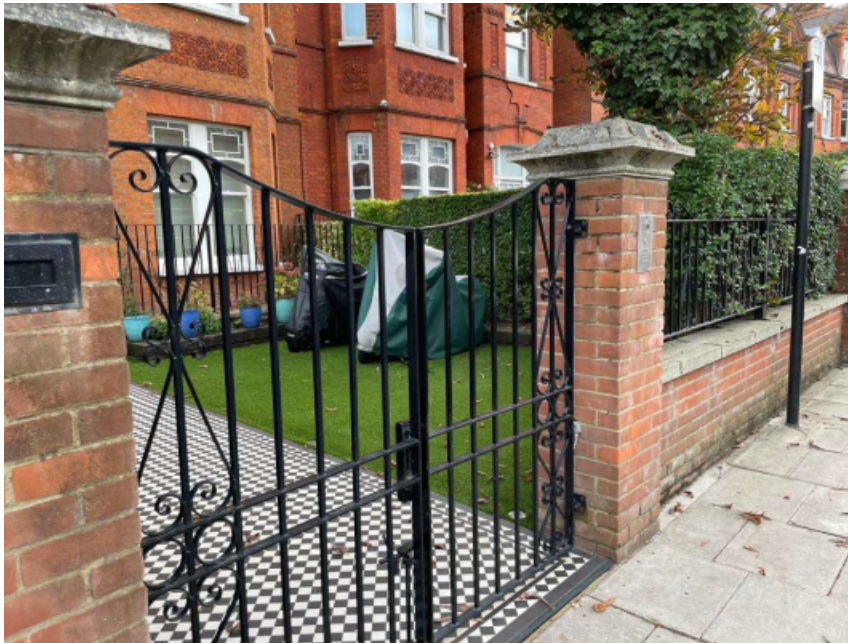
15 November 2023 at 15:10

To: "[REDACTED]" <[REDACTED]>

Cc: Matteo&Anna <[REDACTED]>

Hi Silvia,

The proposed boundary treatment below I would consider acceptable. Please ensure there is hedging behind the iron railings as introducing soft landscaping softens the boundary treatment and also adds a sense of security to the applicants.



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[Quoted text hidden]