



Heritage, Design and Access Statement

79a Goldhurst Terrace NW6 3HA

April 2025 - Proposed rear extension to partially infill side return/space next to closet wing

Introduction and description of the proposed works

This planning application seeks approval for a small rear extension (12.5 sqm GIA) to an existing Ground Floor apartment, to create a utility space, which will enhance the overall habitability of the dwelling.

The proposed extension is located at ground floor level and single storey, with a flat roof to match the area of the host building from which it extends.

Existing Building

79A Goldhurst Terrace occupies the ground floor (excluding the communal entrance) of a four storey terrace.

Front Elevation



Please note that this application does not seek to alter the front elevation of the building in any way.

Rear Elevation



The proposed extension occupies space to the side of the existing side return. It does not extend beyond the existing line of the building

Conservation Area

As the application site sits within the South Hampstead (formerly Swiss Cottage) Conservation Area, consideration needs to be given to the impact of the proposed works on the wider Conservation Area. It is our belief that the proposed works will have a minimal, if at all noticeable, impact on the existing property, due to the small scale of the proposal and matching materials.

The Conservation Area Character Appraisal and Management Strategy document (February 2011), discusses concerns over rear extensions and the loss of rear gardens to hard landscaping, especially relating to “... *planning applications for large rear extensions and significant loss of rear gardens to hard landscaping. This results in a loss of amenity of residents and erosion of the leafy, open character of the conservation area.*” (page 27). However, the proposed extension is very small in scale, would occupy an area of existing hard standing (as can be seen in the photos) and does not extend beyond the back of the existing house into the ‘garden’.

The proposed works are restricted to the rear of the property, where the street is made up of a range of extensions and alterations, which it would sit among with minimal impact.



Access

Access to the house is unaffected by the proposal.

Trees

No trees are affected by the proposed works.

Conclusion

The proposed extension to 79a Goldhurst Terrace is minimal both in its size and impact, yet it would provide the owner with much needed additional space.

Documents submitted:

- As Existing, plans and elevation
- As Proposed, Plans and Elevations
- Heritage, Design and Access Statement