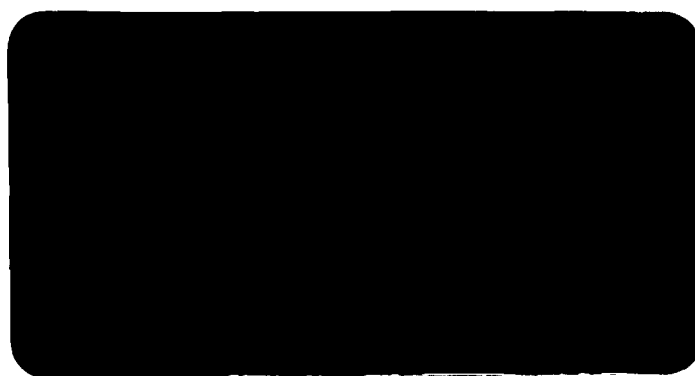


TOWN PLANNING CONSULTANCY



Goldhurst Mansions,
7 - 19 Goldhurst Terrace, NW6

Written Representations
on behalf of
Parbright Investments Limited

J S Rhodes, ARICS

DEPARTMENT OF THE ENVIRONMENT
REF : APP/X5210/A/86/045928 (HC)

APPEAL

by

PARBRIGHT INVESTMENTS LIMITED

against the decision of the London Borough
of Camden to refuse planning permission for
the extension at fifth floor level to provide
two self contained flats, including works of
conversion, as shown on drawing nos.
MA/568/1 and 2B; at :-

GOLDHURST MANSIONS,
7 - 19 GOLDHURST TERRACE, NW6

January 1988

WRITTEN REPRESENTATIONS

J S Rhodes, ARICS
Town Planning Consultancy
89 Southwark Street
LONDON
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1.00

INTRODUCTION

1.01 Instructions were received in June 1987, to advise on planning matters in relation to the appeal proposals. Having carried out detailed researches into issues relevant to this appeal and, for the reasons set out in these representations, I am able to fully support the appellant's contention that planning permission should be granted.

1.02 These representations will firstly describe the site and surrounding area and all relevant matters derived from the site's planning history. Next, the history of the appeal proposals will be analysed and a description of the statutory Development Plan given. Finally, those matters which are considered to be at issue will be examined.

1.03 In addition to these representations there is a separately bound volume comprising all the relevant documents to which reference is made.

a) Description of the Appeal Site and Surrounding Area

2.01 The appeal site comprises the fifth floor of the mansion block, Goldhurst Mansions, which is located at Goldhurst Terrace, London NW6. Directly in front of the premises lies the junction of Broadhurst Gardens, Greencroft Gardens and Goldhurst Terrace. The Finchley Road, a designated Secondary road in Borough's road hierarchy, lies approximately 40 metres to the east of the appeal site.

2.02 Goldhurst Mansions is believed to have been built at the turn of the Century and comprised of shop units on the ground floor and residential accommodation above. It can be seen from the original drawings included within Appendix 2, that the ground floor had initially been designed to accommodate two shop units. However, these units have over a period of time been sub-divided, resulting in their being six relatively small units on the ground floor at the present time. Each unit had its own storage facilities in the basement of the mansion block.

2.03 Set in the middle of the buildings street frontage which measures approximately 24 metres in length, there is an entrance way dedicated to serving the residential flats. Immediately inside the main entrance door there is a small lobby which allows access to each flat's letter-box and a second secured entrance way. This controlled door allows access into the main ground floor lobby, which in turn, allows access to all the residential flats. At the far end of the lobby area, there is a further secured door which grants access over a small bridge to a walled garden provided for the benefit of the residents, which is partially laid to lawn and partially landscaped. However, the main purpose of the ground floor lobby is to provide easy access to a lift and stairwell, which both occupy a central core area which runs from

the ground to fifth floor. Each of the first four floors accommodate two flats, all of which have substantial wooden front doors which are placed almost adjacent to each others neighbouring flat. Consequently, each flat is accessed directly off the central well via a small landing which is situated on each floor. The lift has a maximum capacity of four persons, and appears to be in good repair. The lift allows direct access as far as the fourth floor only, consequently entry to the fifth floor, the appeal premises, is restricted to the stairs from the fourth floor onwards. There are two small flights of stairs connecting the fourth floor lift exit to the fifth floor.

2.04 These stairs lead to a landing area which leads right, and develops into a central corridor located either side of which are several small rooms the majority of which have been created by partitioned walls. Three of these rooms are used for storage purposes by the existing tenants.

2.05 The fifth floor is not presently used for any purposes other than this limited storage role, housing the lift winding gear and providing an emergency fire exit onto the flat roof area. However, upon inspection it is apparant that at some time the fifth floor has been used residentially. Indeed the original development drawings clearly intend the fifth floor to be residential (see later).

2.06 This use is suggested by the presence of light fittings and fire places in several of the rooms. It would appear logical to conclude that such features would only have been provided in the locations and standards that they have, if a residential use was to be maintained from this part of the building. Indeed, the overall appearance of the fifth floor, with its high ceilings and numerous windows, even in it's presently neglected state, suggests both that it has in the past, and would in the future be, well suited to accommodate a residential use.

2.07 The character of the area surrounding Goldhurst Mansions can generally be summarised as mixed. To the east of the appeal premises the predominant activity is that of commercial uses. There are several shops nearby which ultimately lead into the Finchley Road which is designated as a major shopping centre. Indeed, Goldhurst Mansions lies directly adjacent to this designated area.

2.08 To the west the area is predominantly in residential use and is characterised by substantial four and five storey buildings similar in terms of design and age to Goldhurst Mansions.

2.09 The land uses immediately adjacent to the appeal premises are:-

- a) To the north is situated the rear access of a development which accommodates several substantial shop units on the ground floor and residential flats above in the former St. John's Court.
- b) Immediately to the east lies an access way which runs along the side of the appeal premises leading to a large piece of presently vacant land which is situated directly to the south of the walled garden attached to Goldhurst Mansions.
- c) Further to the south, and separated only by a narrow access way, there is located a one storey building occupied by a launderette.
- d) A wine bar is situated to the west of the appeal premises at the corner of Goldhurst Gardens and Greencroft Gardens.

b) Planning History

2.10 A schedule of planning applications relating to the site is attached as Appendix 1.

2.11 It appears that the upper floors of the appeal premises have been used as residential flats since before the War. In 1954 permission was granted for the sub-division of the fourth floor into two self contained flats. A similar permission was granted in 1958 for the sub-division of the second floor. Both the first and third floors have also been sub-divided since the premises were built, although there is no record of planning permission being granted for such development.

2.12 This history does show that the principle of sub-dividing individual floors into more appropriately sized residential units has previously been judged to be acceptable.

2.13 An identical application was submitted in 1985 and was subsequently refused for the same two reasons. It is this refusal to which these representations relate.

c) History of the Appeal Proposals

2.14 Details relating to the appeal proposals have been included as Appendix 2.

2.15 In 1984 freeholders of the property Parbright Investments Limited instructed agents to submit an application (reference No. PL/8401322), relating to the fifth floor of Goldhurst Mansions. Consequently an application dated 25th July 1984 was lodged which sought the:-

" Extension at fifth floor level to provide a three bedroom flat and a two bedroom flat, including works of conversion, as shown on drawing numbers MA/568, 568A and 568B. "

2.16 In the report put before the planning committee the planning officers recommendations was for approval. It stated:-

" 3... Proposed floorspace = 240m and the 4 residential below total = 1,216m² therefore increase = 19.8%. However, the merits of this particular application are such that; the design is sympathetic; daylighting and sunlighting will not be significantly affected; the mix and standard of accommodation is acceptable. Proposal provides two large flats, one 3 bedroom and one 2 bedroom. Balconies at front will not provide cause for concern of overlooking. Minimal external alterations at rear insertion of dormer. 4... "

2.17 This recommendation was rejected by members of the committee and as a consequence a decision notice refusing the application dated the 1st October 1984 was issued. The reasons of refusal were:-

- i) The proposed scheme exceeds the Council's plot ratio standards for the area and is considered to be over-development of the site.
- ii) The proposed development would put excessive additional demands on the existing servicing of the building to the detriment of the amenity of existing residents.

2.18 A duplicate application was submitted by the appellant's agents on the 14th October 1985. The description of development stated:-

" Conversion of fifth floor from habitable rooms and part residential storage to two self contained flats. "

2.19 The appellants' agents were able to support this second application by way of a detailed covering letter and submitting copies of the building's original drawings. These were of considerable significance as they clearly showed that it was always envisaged that the fifth floor would accommodate two residential units. Consequently the fifth floor was always designed for this purpose and would in effect mirror the type of layout of all the other residential floors.

2.20 In the report prepared for this application the planning officer again expressed the opinion that the proposal was acceptable. A recommendation for refusal was however put forward apparently on the basis that the previous application was unacceptable to members, and hence this near identical application should be considered similarly. The reasons for refusal in the decision notice dated the 20th December 1985, were identical to the previous refusal.

- i) The proposed scheme exceeds the Council's plot ratio standards for the area and is considered to be over-development of the site.
- ii) The proposed development would put excessive additional demands on the existing servicing of the building to the detriment of the amenity of existing residents.

2.21 An appeal was subsequently lodged on behalf of Parbright Investments Limited against this refusal on the 18th February 1986. The appeal, Department of the Environment reference number T/APP/X5210/A/86/45928/P2, proceeded by way of Written Representations. The appeal was subsequently determined by an Inspector appointed by the Department of the Environment who, when issuing his decision letter on the 15th August 1986, dismissed the appeal.

2.22 With regard to the appeal proposals representing over-development, the first reason for refusal, he concluded:-

" I accept that the appeal premises are in a central area and within easy walking distance of a major shopping centre and public transport facilities but I do not consider that your client's proposal is within the criteria which would permit an increase in density as there is no need to make the appeal premises compatible with the existing character of the area and that the proposed accommodation is not intended for families without children. In my view the existing building is already compatible with the character of the area and the existing and proposed flats are of a suitable size for occupation by families I consider that your client's proposal would result in an over development of the appeal site and be contrary to the aims and objectives of the approved District Plan to control residential densities. "

2.23 With regard to the demands that would be placed upon the existing services if the appeal proposals were implemented, the Inspector concluded:-

" I can understand the considerable fears of the existing residents about the temporary loss of amenity during the period of the proposed works but I accept that your clients would make effort to cause as little inconvenience as possible. I consider however that the increased use of the lift and of the stairs by the occupiers of the proposed flats would result in increased noise and inconvenience that there would be a loss of residential amenity for the occupiers of the existing flats. "

2.24 In believing that the decision reached by the Inspector was materially flawed the appellants instigated actions to challenge his decision. As a consequence, a Motion of Notice was submitted to the High Court of Justice, Queens Bench Division (September 1986), applying to have the Inspector's decision quashed. The particulars of this Motion were as follows:-

- 1) The Inspector wrongly directed himself that the proposed development was not within the criteria which would permit an increased density although he found that the appeal premises satisfied both categories a) and b) of paragraph 2.18 of the second respondents approved District Plan Written Statement, which sets out the categories in which higher densities than the standard will be permitted. In doing so he misdirected himself that all four categories in paragraph 2.18 must be complied with in order for an increased density to be permitted.
- 2) The Inspector wrongly directed himself that the proposal would increase the plot ratio, contrary to Section 15.4 and 2.2 of the Second Respondents Environmental Code incorporated in the District Plan.
- 3) The Inspector wrongly directed himself regarding the application as one for an extension to provide two self contained flats whereas it was for conversion to provide two self contained flats.
- 4) The Inspector failed to have regard to a material consideration namely paragraph 2.14 of the District Plan Written Statement relating to the appropriate densities when properties are to be rehabilitated.

2.25 The application was upheld by the High Court which quashed the Inspector's decision and an Award of costs was made.

The appeal succeeded on grounds 1 and 2 detailed within the Notice of Motion.

2.26 It is a consequence of this decision that the appeal proposals fall to be re-determined.

d) The Development Plan

2.27 The statutory Development Plan relating to the appeal premises comprises:-

- a) The Greater London Development Plan (G.L.D.P) approved by the Secretary of State in 1976; and
- b) London Borough of Camden Local Plan.

2.28 The Local Plan was approved by the Planning and Communication Committee on the 2nd April 1987 and adopted by full Council on May 13th 1987. It represents a first review of the London Borough of Camden former District Plan which was published in 1979.

2.29 It should be pointed out that it was the former District Plan which formed part of the Development Plan both when the appeal proposals were initially refused by the London Borough of Camden and when the appeal was determined by the Department of the Environment appointed Inspector.

2.30 The relevant policies contained within these documents are examined later within Planning Issue number 1; although it is significant here that the policies relevant to this appeal are clarified but largely unchanged.

3.00

PLANNING ISSUES

3.01 In order to find the relevant planning issues in the case it is necessary to look first at the extent of the Council's objections to the appeal proposal. Those objections are of course set out in the reasons for refusal, as previously illustrated, and amplified upon in the Council's written representations.

3.02 Those areas of dispute can primarily be summarised as follows: issues relating to interpretation of policy; whether the development would constitute over-development, and whether the existing tenants would suffer any material loss of amenity.

3.03 On this basis and having regard to the High Court decision, I consider that the determining issues in the case are therefore.

- 1) To what extent do the appeal proposals accord with policies contained within the statutory Development Plan?
- 2) Would the conversion of the fifth floor into two residential units result in the over-development of the mansion block as a whole?
- 3) Would a significant loss of amenity to existing occupiers result from the implementation of the appeal proposals.

3.04 These issues are considered in detail in the following sections.

4.00

PLANNING ISSUE NUMBER 1

a) The Policy Framework

4.01 Policies apply at a number of levels ranging from national guidance through adopted strategic to Local Plans. All are relevant but I shall attempt to assess their relative guidance as briefly as possible.

b) National Policies

4.02 A well established principle of planning law expressed in national circulars is that there is always a presumption in favour of development. This presumption is most recently expressed in Department of the Environment Circular 14/85, which states:-

" There is therefore always a presumption in favour of allowing applications for development, having regard to all material considerations, unless that development would cause demonstrable harm to interests of acknowledged importance. "

4.03 The most recent advice on housing is given in Department of the Environment Circular 15/84.

" The government wishes to encourage home ownership and to bring this within the region of as many people as possible. "

" In meeting requirements for new housing, full and effective use must be made of land within existing

urban areas. Authorities should ensure full use is made of the practical opportunities arising from conversion, improvement and re-development, the bringing into use of neglected, unused or derelict land... "

" The governments policy is to encourage more intensive densities in appropriate locations. "

c) Strategic Policies

4.04 Despite it's age and despite the abolition of the Greater London Council, the Greater London Development Plan (GLDP) remains the strategic plan for London. Housing policies are contained in section 3 of this document and have been included here as Appendix 3.

4.05 The main theme to run through all of these policies is the recognition there exists substantial shortfall both in terms of the quality and quantity of housing provision in London. This point is particularly emphasised with regard to several specified areas which are characterised as being older urban areas, built for 1920. Camden is identified as one of those areas where housing conditions are worse.

4.06 The following brief extracts demonstrate the approach taken:-

" 3.7... Provision of new owner occupation has been small but private enterprise has a part to play whether the dwellings are for sale or letting, alongside the efforts of the public authorities. "

" 3.16 London constantly needs more dwellings despite it's expected fall in population. This is already London's experience, that the population has been falling, that there has not been a corresponding fall in the number of actual or potential separate households, nor in the demand for separate dwellings. "

" 3.17 The Plan therefore, is a concerted effort by all the planning and housing authorities in London to improve living conditions, to enable more dwellings to be provided... "

" 3.19... It is Council's policy (1) to have as much land as is reasonably practical shall be made available for residential development and release the appropriate times to satisfy the needs of a construction programme. "

" 3.26... There is evidence of a large un-satisfied demand for houses to own. Private builders should be encouraged to extend their interest more widely. "

4.07 It can be seen therefore that as a matter of principle, the provision of additional residential accommodation is viewed in the Greater London Development Plan as being of utmost importance.

4.08 The Plan gives slightly more specific guidance as to it's policy concerning developments which seek to make an efficient use of land.

" 3.22 Development schemes throughout London should provide as many dwellings as good standard environment will allow. London's problems make it important to avoid under-development just as much as over-development and all owners and managers of residential properties should recognise the disadvantage to London if they are under-occupied. It is also important that the development of land now lying idle or under-used that is suitable for residential use should proceed quickly. "

" 3.24 Appropriate densities for new residential developments will vary according to location and type of development. For example higher densities than would otherwise be permitted may be suitable for non-family housing in central London, at strategic centres, and at other locations with easy access to public transport, to open space, or to other local facilities. "

" 3.23 Taking into account all these considerations, the Council takes the view that a variety of densities suitable to local circumstances should be provided in each London Borough. The Plan itself does not prescribe a rigid defined range of densities but it offers guidelines to be elaborated by Borough Councils in Local Plans. These should indicate densities for the whole of their areas, and parts, as appropriate. "

4.09 It is our view that the appeal proposal accords with these policies. Accommodation within the mansion block does not at present represent either an efficient or logical upper limit to the level of accommodation which it is both capable of supporting or for which it was designed.

d) Local Policies

4.10 The relevant plan which documents local policies as they presently stand is the London Borough of Camden Local Plan which was adopted in May 1987. As a result of its recent adoption it has to be recognised that considerable weight should be afforded to the policies contained within it.

4.11 It should be noted that within the Plan the appeal site is not zoned for any particular use. However, it is relevant to note that Goldhurst Mansions lies directly adjacent to a designated 'major shopping area' which straddles the Finchley Road and close to a number of transport and other facilities. An extract from the Local Plan housing policies is attached as Appendix 4.

4.12 With regard to the Council's housing policies, it is clear that an overall policy approach of improving and increasing the total housing stock has evolved in an attempt to meet existing deficiencies both in terms of quality and quantitative aspects. The Council's policy theme can be summarised in their Policy HG1, which states:-

" HG1 The fundamental aim of Council's housing strategy is the elimination of housing need and ensuring that all people in the Borough have access to housing which is of a satisfactory standard and suited to their needs. To that end, throughout the Borough, the Council seek:

- 1) An improvement in housing conditions;
- 2) an increase in the quantity of housing; and
- 3) a satisfactory range of accommodation, suited to the needs of the Borough's population. "

4.13 A point strongly emphasised within the Plan is that of the severe housing shortage within the Borough. Indeed, the Council estimate the deficit of dwellings in 1984 to be approximately 7,000.

4.14 It is as a consequence of this recognition that the Council are pursuing a policy of seeking to maximise the use of land and premises that can be used in order to contract this deficit. This view is formalised in Policy HG18 which states:-

" HG18. The Council will encourage the fullest possible use of existing residential accommodation. "

" HG19. The Council will seek to increase the amount of land in residential use and to make the fullest use of all vacant or under utilised sites suited for residential development so far as this is consistent with other Borough Plan policies. "

4.15 The Local Plan does give a certain amount of guidance as to proposed densities, however, these shall be detailed later within the next section of this evidence.

4.16 In strategic terms, therefore, it is apparent that the principle of the appeal proposals - namely creating residential accommodation out of underused floorspace - merits strong support and accords with all relevant planning policies. The detailed position is examined in the next section.

5.00

PLANNING ISSUE NUMBER 2

- a) Would the conversion of the fifth floor into two residential units result in the over-development of the mansion block as a whole?

5.01

This issue constituted the first reason for refusal.

5.02

The following section will attempt to examine the aspect of those developments in two ways. Firstly, in terms of mathematical calculations. How does the proposed development compare to density guidelines? Secondly, and perhaps more importantly, would the appeal proposals if actually built, be unduly physically or visually intrusive, or in some other way be considered to be over-development?

- b) Density Calculations

5.03

Within the statutory Local Plan there are policies which specifically relate to density requirements and are expressed in terms of Habitable Rooms per Acre (HRA). Policy HG21 states:-

" HG21 Density will be determined with the objective of securing maximum accommodation of an acceptable standard in an acceptable environment. The normal minimum density of new developments will be 70 HRA. The normal maximum density will be 100 HRA for new developments which include accommodation for families with children, and will be 140 HRA for other new developments. "

5.04

It is calculated that the appeal proposal would produce a density of 138 HRA.

5.05 Plot ratio calculations are also used by the Borough Council to valuate density. Limits and guidelines are contained within the Environmental Code which was produced by the London Borough of Camden in 1979. The contents of this document are used for development control purposes although it is a non-statutory document. This document contains differing standards for different types of development in different locations.

5.06 The question of plot ratio is of limited significance, however, because the appeal proposals represent a re-use of existing floorspace rather than new development. On the High Court Motion, the Secretary of State accepted that the previous Inspector had mis-directed himself in finding that the proposals would increase the plot ratio (Appendix 2).

5.07 Further guidance in the form of policies contained within the Local Plan have been formulated to provide statutory guidance in determining cases such as this. Policy HG23 states:-

" HG23 Provided that satisfactory conditions for residents can be achieved, densities higher than the maximum specified in Policy HG21 may be permitted in the circumstances listed below:

- (a) Within the community areas (see policy HG41).
- (b) Locations within easy walking distance of:
 - (1) The major shopping centres of Camden Town, Kilburn High Road and Swiss Cottage/Finchley Road; or
 - (2) Public Open Spaces and other leisure facilities which provide significant play and recreation opportunities.
- (c) Locations which are highly accessible to public transport.

- (d) Where the need for compatibility with the existing character of the area and the scale and nature from adjoining development dictates a high density. "

5.08 When the appeal was previously determined the substance of this policy was mis-interpreted by both the Local Authority and the Inspector. It is clear from the High Court decision that quashed the previous Inspector's decision that the criteria set out in this policy should be considered separately and not cumulatively. Consequently, it is clear that higher than normal densities will be allowed where any of the circumstances set out in the policy apply. It is now established that the appeal proposal not only meets one, but two of the specified criteria. Requirement b) is clearly met as Goldhurst Mansions is situated only approximately 40 metres away from the major shopping area of Finchley Road. Additionally, requirement c) is also met as the site is approximately one minutes walk from the main Finchley Road tube station. These observations were accepted by the previous Inspector in his decision letter:-

" I accept that the appeal premises are within the central area and within easy walking distance of a major shopping centre and public transport facilities... "

5.09 Consequently, the proposed development falls within the requirements of this policy and hence allows higher than normal densities to be achieved.

5.10 Even if this was not the case it is recognised from the Environmental Code itself, that the standards contained within it should be applied with a degree of flexibility. In any event, planning policies would be insufficient in themselves to warrant dismissal of the appeal.

b) Physical characteristics associated with the implementation of the appeal proposals

5.11 Great care has been taken by the architect to create a design which will make an efficient use of the fifth floor, without infringing upon the essential character of the building as a whole. It is clear from examining the submitted drawings that the architects succeeded in this aim. This view was accepted by the Council's professional officers and I endorse their comments (Appendix 2).

6.00

PLANNING ISSUE NUMBER 3

- a) Would a significant loss of amenity to existing tenants result from the implementation of the appeal proposals?

6.01 This constituted a second reason for refusal. Unfortunately the only comment made in support of this reason for refusal on behalf of the Local Authority in their written representations amounted to:-

" 4.11 The Council shares existing residents' concern for their likely loss of amenity should the proposal be implemented. "

6.02 This does not constitute any justification for the imposition of this reason for refusal. No evidence or analysis is given in support of it. Additionally, no adverse comments were put forward with regard to loss of amenity to the planning committee in the professional planning officer's report.

6.03 I have had regard to objections expressed by residents relating to loss of storage space, inadequacy of services, means of escape in case of fire but I respectfully suggest that these objections were settled by the previous Inspector and the only remaining objection relates to noise and disturbance.

6.04 In my submission, it is difficult to accept that the occupation of the fifth floor by two households would so materially detract from the amenities of existing residents as to warrant dismissal of the appeal or to override the advantages through the provision of new residential accommodation.

6.05 There is nothing exceptional about the internal environment of Goldhurst Mansions. The Inspector's site visit will show a normal level of activity for a small block of flats and a relatively low usage

of staircases and the lift. New residents to the fifth floor would be expected to use the lift as far as the fourth floor. The lift is not particularly noisy and residents will be thoroughly accustomed to its use. The two flats on the fourth floor may from time to time be conscious of residents using the stairs to the new flats but there is no evidence whatsoever that such use would cause demonstrable harm. It may be perceptible but that is an entirely different test.

6.06 In my submission, the appeal proposals will cause relatively little increased activity within the block. Residents of the building have no specific right to expect dismissal of these appeals and, indeed, leases within the building give the landlord the right at any time to construct additional flats in the roof space. Living at a relatively high density is a consequence of living in Central London but, more importantly, I submit that the effect of the appeal proposals will be minimal and will certainly not materially detract from a reasonable standard of environment which residents currently enjoy.

7.00

CONCLUSIONS

7.01 I have set out the planning policy and other relevant information at some length in this submission in order to provide a complete picture of the relevant issues. It is relevant, however, that the issues have already been considered at appeal and, subsequently, through the High Court Motion so that substantial common ground already appears to exist.

7.02 In particular, it appears now to be established that the appeal proposals would not increase the plot ratio at the site and that the proposals fall within exceptions allowed within the Local Plan which enable higher densities to be achieved. Site visits will reveal whether the proposed density is excessive but the appeal proposals seek a modest extension of residential accommodation into currently under-utilised floorspace and the numeric calculation of density is likely to be less helpful on a small site such as this.

7.03 There is no visual objection to the proposals and there is no reason to suppose that the new resident households would be inherently un-neighbourly. Services and facilities exist within the building to accept the additional number of flats and planning policies strongly urge the creation of further residential accommodation unless serious detriment would arise. In my opinion the appeal proposal deserves strong support.

SITE GOLDHURST MANSIONS

REFERENCE	APPLICANT	PROPOSED DEVELOPMENT	DECISION	DATE OF DECISION	CONDITIONS/REASONS FOR REFUSAL
AR/TP/2119/C		Conversion of flat No 4 on the fourth floor of Goldhurst Mansions, Goldhurst Terrace Hampstead into two self contained flats	Permission	23/12/54	
MAR/TP/2119/NW		Conversion of the second floor of Goldhurst Mansions, Goldhurst Terrace, Hampstead into two self contained flats	Permission	31/7/58	
PL/8401322		Extension at fifth floor level to provide a three bedroom flat and a two bedroom flat, including works of conversion as shown on drawings No MA568, 568A and 568B.	Refused	1/10/84	<p>1 Proposed scheme exceeds the Councils Plot Ratio standards for the area and is considered to be overdevelopment of the site.</p> <p>2. The proposed development would put excessive additional demands on the existing servicing of the building to the detriment of the amenity of existing residents.</p>

SITE GOLDHURST MANSIONS

REFERENCE	APPLICANT	PROPOSED DEVELOPMENT	DECISION	DATE OF DECISION	CONDITIONS/REASONS FOR REFUSAL
PL/8501775		Extension at fifth floor level to provide two self contained flats, including works of conversion, as shown on drawings number MA/568/1 and 2B, and sketches A & B	Refused	20/12/85	<ol style="list-style-type: none">1. The proposed scheme exceeds the Councils Plot Ratio standards for the area and is considered to be overdevelopment of the site.2. The proposed development would put excessive additional demands on the existing servicing of the building to the detriment of the amenity of existing residents.

SITE GOLDHUST TERRACE.

REFERENCE	APPLICANT	PROPOSED DEVELOPMENT	DECISION	DATE OF DECISION	CONDITIONS/REASONS FOR REFUSAL
NW2799		installation of a shop front at 9 Goldhurst Terrace, Hampstead	Permission	15/1/58	

SITE 11 GOLDHURST TERRACE

REFERENCE	APPLICANT	PROPOSED DEVELOPMENT	DECISION	DATE OF DECISION	CONDITIONS/REASONS FOR REFUSAL
NW/1133		Use of the ground floor of 11 Goldhurst Terrace, as a retail shop	Permission	5/12/56	
NW/1133		Installation of a new shop front at 11 Goldhurst Terrace	Permission	11/3/57	
CTP/G6/16/A/2178		Installation of a new shop front at the coffee lounge of 11, Goldhurst Terrace	Permission	19/7/66	
CTP/G6/A/4008		Intallation of a new shop front at 11 Goldhurst Terrace	Permission	17/8/67	
CTP/G6/16/A/4217		Installation of a new shop front at 11 Goldhurst Terrace, Camden	Permission	11/11/68	
CTP/G6/16/A/4105		Installation of a new shop front at 11 Goldhurst Terrace, Camden	Permission	14/9/67	

SITE 15 GOLDHURST TERRACE

REFERENCE	APPLICANT	PROPOSED DEVELOPMENT	DECISION	DATE OF DECISION	CONDITIONS/REASONS FOR REFUSAL
LTP/G6/16/A/16 624		Installation of a new shop front at 15 Goldhurst Terrace	Permission	12/7/73	
CTP/G6/16/A/17 432		Installation of a new shop front at 15 Goldhurst Terrace	Permission	15/11/73	

SITE 17 GOLDHURST TERRACE

REFERENCE	APPLICANT	PROPOSED DEVELOPMENT	DECISION	DATE OF DECISION	CONDITIONS/REASONS FOR REFUSAL
CTP/G6/16/A/29 381		Installation of a new shop front	Permission	27/12/79	

SITE 19 GOLDHURST TERRACE

REFERENCE	APPLICANT	PROPOSED DEVELOPMENT	DECISION	DATE OF DECISION	CONDITIONS/REASONS FOR REFUSAL
RP/GNC/19/1/9/ TPD488		Installation of a new shop front at 19 Goldhurst Terrace	Permission	7/9/61	
CTP/G6/16/A/103 23		Installation of a new shop front at 19 Goldhurst Terrace	Permission	3/2/71	
CTP"G6/16/A/13296		Installation of a new shop front at 19 Goldhurst Terrace	Permission	29/6/72	