

January 2008

Planning and Development Control
Camden Town Hall
Argyle Street
WC1H 8ND

Dear Camden Planning Department,

I hereby submit a planning application for an extension for 37A Goldhurst Terrace to add an extra bedroom and a conservatory type dining room on the rear of the building.

I include in this covering letter details on the design and access to clarify the proposal to Camden. This proposal also addresses all concern areas raised by Camden in the previous extension application in 2007.

Property Overview

37 Goldhurst Terrace is a 4 story Victorian Terrace in a street of adjoining Terrace buildings – all similarly designed.

Nr 37A is the basement flat which is built at lower ground floor level (1,42m below upper ground floor level). This leads directly onto a small patio area which extends 2,75m to steps which lead up to the main garden at upper ground floor level, which extends approximately 34 meters to the rear of the site.

Design

The proposed extension building height will mirror the height of the existing basement flat level, and include a roof which will bring the extension roof height to 2,93m. This means that the proposed extension will be nearly 50% below the current upper ground level (1,42 / 2,93) which is significant as it means that in context the extension is mostly 'buried' below ground level and not visible to surrounding buildings.

In addition, there is an existing 2,25m fence at lower ground level. This is made up of a 1,8m fence which sits on a retaining wall of 0.45m on both side boundaries ($1,8 + 0.45 = 2.25\text{m}$). There is also a 1,8m fence at upper ground level. These have both been in existence from before the property was purchased by the current owner in 2002. This means that the proposed extension roof level will only exceed the current lower ground fence level by 0,68m ($2,93 - 2,25\text{m}$), and at upper ground level it will be completely behind the current fence level. Therefore it is deemed to be insignificant in visibility to neighbours on adjoining properties and surrounding properties.

The extension is designed to tie in with the existing building by using materials which replicate those of the existing and surrounding buildings. The

walls will be in brick to match. Doors will be full length glass which will be similar to the existing doors and side windows which are also full length glass.

There are numerous examples of similar extensions to this one, some approved as recently as 2007, both in Goldhurst Terrace and in the South Hampstead Conservation area.

Addressing of objections from previous applications

There have been 2 relevant previous applications for an extension 2006/4368/P (withdrawn) and 2007/2729/P (refused) . This application addresses the issues causing the previous refusal as follows:

- Size: The previous 2007 extension projected a total of 6,9 m into the rear garden from the current bay building line. This new proposed extension only projects 3,5 m from the current bay building line which is 50% smaller than the previous submission in length.
- Appearance: The new extension consists of a new bedroom with full French doors leading into the garden and a conservatory type dining room with a large roof light and full French doors leading into the garden. Due to the significant amount of glass used, this will have a light weight appearance which will accommodate the Camden design principles.
- Light: In the previous 2007 application light to adjoining neighbours at nr 35 was not considered significantly harmful to justify refusal of permission on this basis. As this building is no higher than the previous submission and also 50% smaller in length, light to nr 35 will be acceptable to Camden. Regarding nr 39, as the building faces east and the closest adjoining windows of nr 39 are a bathroom, which is not a habitable room, this will not impact the light to nr 39.

Access

Access to the rear extension will be through the flat on the same level, using existing stairs from the front of the building, as current.

All terrace buildings in Goldhurst Terrace are joined at boundary walls, and the gardens join other neighbourhood gardens on all 3 sides. Therefore vehicular access will remain as current, which is residents parking in the common street area in Goldhurst Terrace.

The extension greatly improves the layout of the existing flat so that the living spaces are more directly connected to the garden without having to pass through the main bedroom only. This improved connection to the garden together with a larger second bedroom will make the flat more suitable for use by a family or two couples.