

Comments: 1. LIGHT REDUCTION TO SURROUNDING

PROPERTIES AND GARDENS. My biggest objection to the extension of a third floor to this building is that the proposed building will have a materially adverse effect on the light into the existing properties and the gardens of Goldhurst Terrace as 4-5 Coleridge Gardens is to the south. The application disingenuously opens with the statement that their proposals are to "enhance the entire second floor" when in fact they are proposing a completely new third floor, significantly raising the roof line.

Goldhurst Terrace rear gardens are rich in mature trees and gardens. Many have been planted with an unusually rich diversity of plants - including in the case of 147, fruit trees (pears, apples, apricot) which need good light. With less light, plants will suffer and insect biodiversity also. These gardens are a reason why many of the residents have chosen to live here in the first place since such green spaces are rare in central London.

Inside the properties themselves, I estimate the lower ground floor level of the properties on Goldhurst Terrace are likely to see a good 1-2 hours reduction in the amount of direct sunlight they receive each day with the new roof line.

2. OUT OF CHARACTER WITH CONSERVATION AREA IN MANY RESPECTS.

My second major objection is that the Doomed roof proposed is not in keeping and sympathetic with the adjacent Mews building. It will gain significantly in bulk. This will damage the character, appearance and setting of the conservation area as well as the pattern of the adjoining building. According to the "South Hampstead conservation Area Document - Charter Appraisal and Management Strategy" roof alterations and extensions to existing buildings and new Dormers should be subordinate to the existing Building and not detract for its character by becoming over-dominant. The extension of a third floor to this building will over dominate our gardens. **The existing building works are in proportion to the properties on either side - all mews or insert properties throughout London are typically much smaller and lower than the main houses. This proposal would clearly upset that balance.**

Also on a smaller point the domed roof materials are proposed to be Standing seam metal (terne coat stainless steel or copper) to the 'dormer' side extension. This will be out of keeping with the existing material and will adversely

affect character of the conservation Area.

3. **LIGHT POLLUTION.** The insertion of 10 x rooflights to the roofslope will increase the light pollution. I do not need more glaring light being emitted from this building. The windows already omit too much light in the evening over quiet tranquil gardens as lights are regularly left on late at night and sometimes all night. **The proposals for more windows will only exacerbate this problem.**
4. **DISRUPTION.** Historically when this building installed windows at the Goldhurst Terrace side of the building our gardens were left riddled with bricks and rubble from the work which the contractor did not clean up despite arguments with the builders. The misleading opening comment that the objective of the works is to "enhance the second floor level" rather than being open about the intent to add a third level hardly engenders trust.
5. **NOISE POLLUTION.** The roof terrace will cause unnecessary noise for the gardens as parties and a large number of people will have access to the roof terrace – this is a residential area and I do not see any need whatsoever for a roof terrace (and a very large one at that) on an office block. Noise pollution could be considerable and affect a disproportionate number of people up and down both Goldhurst Terrace and Belsize Road Gardens given the capacity of the proposed terrace and its height which will allow the sound to carry a long way.
6. **PRIVACY AND SECURITY ISSUES.** Windows on the Belsize road are proposed to be etched glass preventing the overlooking of the Belsize Road Gardens. I object to this as on Goldhurst Terrace side they have already installed etched glass windows which they can open and do open. Sometimes even reaching out to clip trees. This allows direct overlooking into our back gardens. As this is an office block I am concerned both about further reductions in privacy and also the security implications for children. The long views down the gardens from the side may not overlook the houses but will also overlook children playing in the security and privacy of their own back garden. The roof terrace will cause unnecessary noise for the gardens as parties and a large number of people will have access to the roof terrace – this is a residential area and I do not see the need for a roof terrace on an office block.

7. **RESIDENTIAL AREA PRIMARILY, PARKING AND CONGESTION IMPLICATIONS OF INCREASED OFFICE SPACE.** It is not clear why there is a need for such a dramatic increase in office capacity (50% presumably if a third floor is added) in a primarily residential area. I also fear that there will be negative implications for the already constrained parking in the area.

As I would ask that this request for planning permission should go before The council Planning Committee and not be dealt with by delegation.