

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2014/3922/P	Mrs B & Mr M Putica	140 goldhurst terrace garden flat	14/07/2014 15:12:27	PETITNOBJ E	<p>Dear sir,</p> <p>We are retired residents on the ground floor of same property we wish to object to the application as follows;</p> <p>1/applicant after being informed has deliberately ignored design guidelines in Swiss cottage /Camden conservation area which prohibits raising the existing roof ridge and introduction of dormers and sash windows at rear elevation proposed new third floor .</p> <p>This would be detrimental to the architectural character of the building and area..Dormers already exist at right roof level and any additional dormers or sash windows would destroy the beautiful Victorian building and have huge effect to our enjoyment of privacy using the garden daily.</p> <p>Similar application was refused by Camden for same reasons recently at 142 flat 3 Goldhurst Terrace</p> <p>ref 201/0885/P</p> <p>Rob Willis</p>
2014/3922/P	Mrs B & Mr M Putica	140 goldhurst terrace garden flat	14/07/2014 15:12:49	PETITNOBJ E	
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2014/3922/P	AS	138 Goldhurst Terrace nw6 3hr	15/07/2014 23:35:25	COMMNT	
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We reside in the ground floor flat at number 138 Goldhurst Terrace NW6 3HR.

We consider the above proposal to be out of scale and excessive both in height and in width. In addition, we are concerned about light pollution from the proposed development. As the proposal is to increase an existing dormer terrace overlooking our property this is likely to lead to additional noise including at night time and a loss of privacy.

We object strongly to any increase in the roof height or extension of parapet wall height. This would increase shade in our garden and alter the architectural characteristic of the terraced houses in Goldhurst Terrace, which is a conservation area and also covered by Article 4. It is unacceptable that there be any roof or parapet height alteration regardless of whether it is visible from the front of the property or not, as this will change the roof archetype and create a substantial deviation from the Camden Core Strategy 2010 – 2025 adopted in 2010 (for example see S14.1, 2, 3, 4 and 7).

No roof heights or roof line have been so substantially changed to our knowledge to date in Goldhurst Terrace to create a completely new type of loft conversion. The Goldhurst Terrace skyline is particularly distinguished and therefore is covered by Article 4.

The proposed new windows and doors would produce an increase of over 100% in the openings at roof line. They would also create an imbalance at roof level and create 2 terraces at loft level. There is no precedent for this in Goldhurst Terrace and it should not be permitted under any circumstances. Such a proposal also introduces a building regulation issue in respect of fire escape.

In addition to this, the proposed rear roof elevation would break the symmetry of the building and indeed the terrace and will not align with any existing opening to the rear of the buildings.

The rear elevations of Goldhurst Terrace are visible to many residents due to the curving of the street, including from Aberdare Gardens.

Notwithstanding that the Design and Access Statement acknowledges 140 Goldhurst Terrace is a 3-storey Victorian property within the South Hampstead Conservation Area the application appears not to have taken the Camden Core Strategy 2010 – 2025 into account, which clearly highlights the sensitivity of preserving the conservation areas in the borough.

Therefore, we consider that not only is the proposal over extensive but poorly designed and inappropriate for both the architecture and location.

Yours faithfully

Amos Sivan Bires

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Dear Sirs

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2014/3922/P	Suwin Lee	Flat 2 138 Goldhurst Terrace	16/07/2014 13:12:26	OBJ	<p>We reside in the first floor flat at number 138 Goldhurst Terrace NW6 3HR.</p> <p>We wish to object to the proposed work on the basis that the balcony will overlook our property and will result in a loss of privacy as well as additional noise.</p> <p>In addition, we are very concerned about any increase in the roof height as this would alter the appearance of the terraced houses in Goldhurst Terrace and we consider that approval of the application would set a precedent for other properties on the street.</p> <p>Given that the property is in the South Hampstead Conservation Area it is critical that the character of the buildings is preserved and we consider that allowing the work to proceed would have a material adverse impact</p>
