

111D Goldhurst Terrace  
London  
NW6 3HA

26<sup>th</sup> Aug 2015

Dear Mr O'Donnell,

**My wife and I wish to formally object to the proposal to alter and extend Unit 1, 109 Goldhurst Terrace under planning application 2015/4386/P.**

Firstly, we wish to highlight what we believe to be two inaccuracies on the Application Form:

- a) In response to part 10 of the application, the applicant indicates that the site cannot be seen from a public road, public footpath, bridleway or other public land; however as the attached photograph shows (see page 4) the site is clearly visible from the junction of Fairhazel Gardens and Fairfax Place.
- b) In response to part 11 of the application, the description of the proposed roof materials suggests that *only* roof slates will be used; however i) roof slates could not be used to cover the flat section of the proposed flat-topped mansard; and ii) a glass light well is also shown to cover a large proportion of the flat-topped mansard, the composition of which has not been specified here.

Furthermore, in terms of the drawings submitted, the Proposed Rear Elevation shows only one dormer window, whereas the Proposed Roof Level, Proposed Loft Floor and all other overhead illustrations suggest two dormer windows to this aspect.

We wish to object to the planning application on the following grounds:

**1. Loss of privacy**

The application proposes that a dormer window be installed on the west-facing aspect of Unit 1, 109 Goldhurst Terrace. There are currently no windows or skylights to that aspect and we would strongly object to *any* proposal that introduces such modifications. If permitted, the dormer window would directly overlook the rear of 111 Goldhurst Terrace and significantly diminish the existing levels of privacy afforded both to us and to our neighbours. With regards to our flat, from a distance of only a few metres, the dormer window would face on to our kitchen, an upper floor bedroom, a lower floor bedroom and our hallway. The proposed dormer window would also overlook the garden belonging to 111 Goldhurst Terrace Ltd, which we share with Flats A, B and C below us.

**2. The visual prominence, scale and bulk of the proposed roof extension is overwhelming**

The scale of the proposed roof alterations, which include a 71.3cm increase in height, will significantly increase the visual bulk of the existing property so as to overwhelm surrounding properties, including ours. We would strongly object to *any* proposal that increases the height of the roof and/or deviates from the current hipped roof construct. Firstly, the new flat-topped mansard would directly overlook and overshadow the aforementioned garden.

Secondly, given the proximity of the two buildings, we fear a considerably larger roof structure will dominate views from our flat's rear windows, specifically from our kitchen, an upper floor bedroom, a lower floor bedroom and our hallway.

Unit 1, 109 Goldhurst Terrace also falls within the South Hampstead Conservation Area. Section 7.16 of the respective Character Appraisal and Management Strategy (CAMS) document states that "*alterations should not result in increased visual bulk to the roof, nor should they draw more attention*". The proposed alterations *do* result in increased visual bulk and *do* draw more attention (see attached sketches on page 4) and should therefore be deemed unacceptable.

### **3. Loss of light**

As shown on a number of the existing and proposed architectural drawings, in relation to 111 Goldhurst Terrace the sun rises from behind Unit 1, 109 Goldhurst Terrace. A 71.3cm increase in the height of the roof, combined with a significant increase in bulk owing to the mansard construct, will lead to a considerable loss of light for all residents of 111 Goldhurst Terrace. The building already casts a large shadow over both our garden and the house, which if the proposed application is approved will cover a much greater area for a longer period of time.

### **4. The design goes against general planning guidance**

We feel that the proposed roof modifications go against a number of general design principles set out in the Camden Planning Guidance (CPG1) document, most notably:

- **Section 5.8** – This section states that roof alterations are likely to be unacceptable "*where the scale and proportions of the building would be overwhelmed*". We feel that the proposed alterations to the roof *would* overwhelm the scale and proportions of the existing building.
- **Section 5.8** – This section also states that roof alterations are likely to be unacceptable where "*buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves*". The existing roof was of a shallow hipped construction with eaves and should therefore not be considered suitable for alteration.
- **Section 5.11 (a)** – This section states that the pitch of the existing roof should be "*sufficient to allow adequate habitable space without ... raising the roof ridge*". The proposal requires the height of the existing roof to be increased significantly and should therefore be deemed unacceptable.
- **Section 5.11 (b)** – This section states that "*dormers, on both the front and rear of the property, will be discouraged to minimise the prominence of these structures*". The application in its current form proposes dormers on all four sides of the property and should therefore be deemed unacceptable.

### **5. The design is not sympathetic and is out of character**

With reference to section 5.14 of CPG1, mansard roofs are not the established roof form in the immediate vicinity of Unit 1, 109 Goldhurst Terrace and as such we would strongly object

to anything other than a like-for-like replacement of the existing hipped roof construct. Even if a mansard roof were the established roof form, the acceptable heights referenced in section 5.15 of CPG1 have clearly been exceeded.

Section 7.15 of the South Hampstead CAMS document states that roofs *“play a very important role in maintaining the character of the conservation area”*. We feel that any deviation from the existing hipped roof construct would detract from this character. Section 7.16 of the CAMS document also states that any design that *“does not take into account the careful design of the original building – its front elevation and traditional roof form – and the pattern of neighbouring buildings as a whole”* can be *“damaging to the character of the area”*. The proposed design does not take the original hipped roof design in to account, nor does it conform to the pattern of neighbouring buildings, and is therefore damaging to the character of our conservation area.

Finally, section 7.16 of the CAMS document states that *“rooflights inserted insensitively ... even when they are flush fitting, also erode character”*. We feel that the proposed glass light well on the flat section of the roof, which would be visible from both our flat and many of the surrounding buildings, is excessively large and would further erode the character of our conservation area.

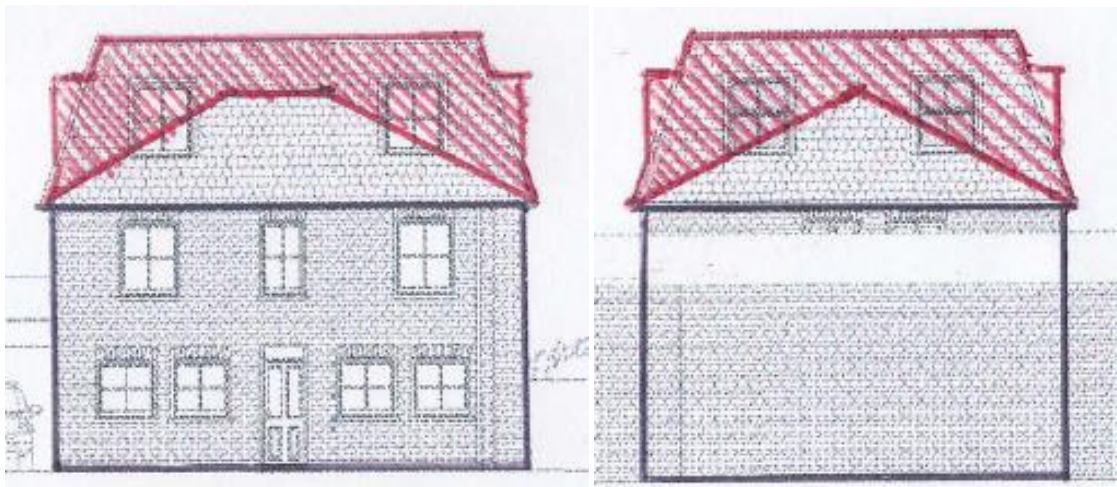
It should also be noted that as of 14<sup>th</sup> Aug 2015 the existing hipped roof structure had been removed from the property in its entirety without planning consent.

Sincerely,

Simon Whittaker



*Unit 1, 109 Goldhurst Terrace as viewed from the junction of Fairhazel Gardens and Fairfax Place*



*Existing roof line mapped on to Proposed Front Elevation and Proposed Side Elevation*