

111D Goldhurst Terrace
London
NW6 3HA

4th Sep 2015

Dear Mr O'Donnell,

My wife and I wish to formally object to the proposal to extend Unit 1, 109 Goldhurst Terrace under planning application 2015/4481/P.

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

1. Risk to structural stability

Section 2 of the Camden Planning Guidance for Basements & Lightwells (CPG4) states that applicants need to demonstrate that the structural stability of the building and neighbouring buildings is maintained. As no Basement Impact Assessment (BIA) has been submitted the risk to the structural integrity of 111 Goldhurst Terrace, as well as all other adjacent properties on Goldhurst Terrace, Fairfax Place and Coal Yard Mews, cannot be quantified. We feel that the application has to be refused on that basis.

2. Risk to water environment and drainage

Again, we are concerned that the local water environment and drainage, including the vegetation in our garden, could be adversely affected by the proposed basement works. As no BIA has been submitted these risks cannot be quantified. We feel that the application has to be refused on that basis.

3. The basement is of an inappropriate scale

Section 2.6 of CPG4 states that *"the Council's preferred approach is ... for basement development to not extend beyond the footprint of the original building"*. We object to any basement extension that extends beyond the footprint of the existing building. As shown on the Proposed Section diagrams and Proposed Ground Floor diagram, the basement would extend well beyond the four walls of the existing building, under both the driveway and back yard. The aforementioned risks to neighbouring properties, including 111 Goldhurst Terrace, are only increased unnecessarily as a result.

We are also concerned as to the depth to which the proposed basement will be excavated as this is not made clear on any of the drawings and diagrams submitted. Proposed Section E, submitted with planning application 2015/4386/P, suggests that Ground Floor Finished Floor Level (FFL) will already be 105mm below ground level. If the Basement Finished Ceiling Level (FCL) is 260mm below that, then an overall depth of 3m is more than likely going to be exceeded. Again, CPG4 states that *"the Council's preferred approach is ... for basement development to ... be no deeper than one full storey below ground level (approximately 3 metres in depth)"*. We feel that without this clarity the application has to be refused.

Digging out an unnecessarily large area beyond the four walls of the existing building will also only add to the anticipated duration of the works. Residents of adjacent properties on

Goldhurst Terrace, Coal Yard Mews and Fairfax Place will be forced to suffer greater inconvenience, noise and air pollution for a longer period of time.

4. No Construction Management Plan has been submitted

Section 2.11 of GPG4 states that *“we will seek the submission of a management plan for demolition and/or construction where basement works are proposed in conservation areas”*. As Unit 1, 109 Goldhurst Terrace falls within the South Hampstead Conservation Area we believe that a Construction Management Plan should be submitted. We feel that, without that plan, the application has to be refused. It should also be noted that Section 4.4 of CPG4 *“encourages applicants to inform and engage with affected neighbours at an early stage”*. This has certainly not been the case, even though significant works have been underway for some weeks.

5. Increased traffic congestion

We object to any application that will introduce non-residential use premises in to the centre of what is a wholly residential area, in this case D1 use. The applicant states that 2-3 patients will be visiting a dental practice once or twice each week. Assuming 2 patients visit the practice twice per week, roughly 200 visits will be made each year. The practice will only be accessible from Goldhurst Terrace through an archway that runs under our property. Goldhurst Terrace is a one way street that already suffers through traffic congestion. We are concerned that this many visits, coupled with deliveries of materials and potential waste removals, will only add to that congestion. Moreover, once the practice is established, there is nothing to stop the number of patients, visits and deliveries from increasing substantially from these indicative levels.

Sincerely,

Simon Whittaker