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**15, Fairfax Place  
Swiss Cottage  
London NW6 4EJ**



Mr Shane O'Donnell  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
London WC1 8ND

2 September 2015

Dear Mr O'Donnell

**Re: Planning Application Consultation  
109 Goldhurst Terrace, London NW6 3HA**

**Application Ref: 2015/4356/P Associated Ref: EN10/0398**

EN13/0121 EN15/0041 EN15/0195 EN15/0782 EN15/0810

As residents of Fairfax Place we are all very concerned about the extensions that are taking place while I write.

The erection of a mansard roof with seven dormer windows:-  
Creation of a first floor terrace etc plus erection of rear external staircase is totally unacceptable.

Further to this serious objections are raised regarding:-

- a) The proposals are too vast for an already very *densely* built up area.
- b) The total lack of privacy to the Fairfax Place residents backing onto this site.  
This also includes the residents of Coal Yard Mews.

Excavation of a basement (for D1 use) and ancillary habitable accommodation (C3 use), is completely and utterly unacceptable.

Yours faithfully,

Mr Shane O'Donnell  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
London WC1 8ND

The rear walls of the gardens backing onto this excavation are very old and unlikely to take the strain of earth movement. If they do crumble, who will be responsible?

In this locality there have already been too many basement excavations to the detriment of the residents which have reportedly created issues with their health, noise, dirt and displaced vermin habitats, which locate themselves particularly in the Fairfax Place homes for which Camden Council have done nothing to alleviate this problem.

Note – The very old Peabody Estates in the East End of London (which I was very familiar with), afforded more privacy than what is considered here.

Kindly give all the above mentioned point your consideration.

I look forward to hearing from you.

Yours sincerely,

A solid black rectangular box redacting the signature of Jacqueline L. Prooth.

Jacqueline L Prooth (Mrs)

# CRASH

*Combined Residents' Associations of South Hampstead*  
*48 Canfield Gardens*  
*London NW6 3EB*

Development and Regeneration Management  
London Borough of Camden  
Town Hall  
Judd Street  
London WC1 8ND

27<sup>th</sup> August, 2015.

Dear Sirs,

Planning Application Ref: 2015/4386/P 109 Goldhurst Terrace NW6 3HA

This association objects in the strongest possible terms to the above application

In the first instance, Council should be aware that work appears to have commenced prior to any formal planning application being submitted. Such disregard for proper planning procedure is now all too common in the South Hampstead area and CRASH urges Council to investigate this particular situation without delay and issue the necessary enforcement notice to stop work until, at the very least, proper consideration has been given to the current application.

Our objections to the proposal as it stands are as follows:-

1. The planned additional floors, which will increase the height of the building overall and necessitate a mansard roof, will be seriously out of keeping with the roof line of neighbouring properties, as well as significantly reducing light to those it will overlook. CRASH believes this would result in a considerable denigration of the character, harmony and amenity of the area.
2. The Goldhurst Terrace premises are already no more than five metres away from houses in Fairfax Place – properties which, in any event have only small outside spaces. The proposed development of the property (which has already seen alterations, additions and change of use in the past) includes seven windows and two sets of French doors leading onto a proposed roof terrace. These cannot fail to have a distressingly negative impact on neighbours' privacy, allowing, in many cases, a direct view into the gardens,

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patio spaces, kitchens, conservatories and bedrooms of homes in the neighbouring street and mews.

3. The continual digging out of basements in South Hampstead has been seen to have had a serious impact on many neighbouring properties in the area. Excavation has been shown to endanger, to some degree, the foundations of buildings adjacent to such works. The digging-out of a basement at this site is therefore highly likely to endanger the stability of the very old original foundations of buildings in Coalyard Mews .

4. The scale of the development is, by any assessment, a massive over-development of the site which will overpower properties in Fairfax Place and Coalyard Mews.

CRASH respectfully asks you to refuse permission for this application.

Yours truly,



Peter Symonds  
Chair  
The Combined Residents' Associations of South Hampstead

**6 FAIRHAZEL GARDENS  
LONDON NW6 3SG**

Mr Shane O'Donnell  
Regeneration and Planning Development Management  
London Borough of Camden  
Town Hall  
London WC1 8ND

6th September 2015

Dear Mr O'Donnell

**Re: Planning Application Consultation  
109 Goldhurst Terrace, London NW6 3HA**

**Application Ref: 2015/4356/P Associated Ref: EN10/0398**

EN13/0121 EN15/0041 EN15/0195 EN15/0782 EN15/0810

Dear Mr O'Donnell

I wish to submit my objections to the above planning application.

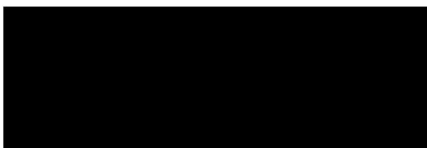
This proposal was started before any of us in Fairfax Place and the surrounding area were informed of such a huge development. This is NOT just a small building development, it is a massive increase to an existing building both as a roof extension and as a basement extension. The very manner in which this development has been started is a very bad omen for the integrity of this operation and maybe for the manner in which you as our local Council handle this breach.

This development constitutes a HUGE over development and is a dangerous precedent for other houses in Goldhurst Terrace and indeed, the entire 'Gardens' area.

I can already see the huge scaffolding looming above everything else in the area which is very close to my house as I live on the corner of Fairfax Place and Fairhazel Gardens.

I totally oppose this planning application and I do hope you will object to this development.

Yours



Edward de Mesquita