

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2015/5172/P	Harvey Freeman	101 goldhurst terrace	12/11/2015 21:25:10	OBJ	<p>We are objecting to this planning application on two specific grounds. We have no objection in principle to a roof conversion, our issues relate only to the specifics of this planning application. If these issues were remedied we would support this application.</p> <p>Issue 1: Proposed Roof lights on the front of the property</p> <p>This home is within the South Hampstead Conservation area and it is covered by the Article 4(1) Direction. Both these sets of guidelines are intended to ensure that changes to homes in this area are sensitive to their historic nature.</p> <p>As you are well know, Goldhurst Terrace is a historic terraced road. “Where a building forms one of a harmoniously composed terrace or group...insensitive alterations can be particularly damaging to the design of the host building and the street as a whole. Rooflights inserted insensitively in the front or visible side roofslope, even when they are flush fitting, also erode character and upset the careful balance of solid to void on the principal elevation.” South Hampstead Character Appraisal and Management Strategy, February 2011, p.38.</p> <p>In accordance with your guidelines we do not think that roof lights on the front of the building are in keeping with the character of this Victorian terraced street and therefore we object to them and ask for them to be removed from this application. If Camden decides to allow these rooflights, we would at the least request that conservation rooflight windows are installed.</p> <p>Issue 2: Proposed uPVC windows and doors “Untraditional replacement windows and doors are the biggest threat to property values in a conservation area.” Camden guide in Article 4(1) guide p.5</p> <p>The current windows are timber and sash, and the application for planning permission is proposing uPVC windows and doors. “If your property is in a conservation area, replacing timber windows with uPVC windows would not be acceptable” Source: Camden website. I believe that Camden’s policy on uPVC windows and doors in a conversation area is extremely clear. There is no way that these changes should be allowed on either the front or rear of 99c Goldhurst Terrace. All windows and doors should be timber and sash and glass.</p>
