

111D Goldhurst Terrace
London
NW6 3HA

23rd Mar 2016

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 2016/0421/P.

Generally speaking, we share many of the concerns raised by Mr Peter Symonds (chair of The Combined Residents Association of South Hampstead). We would also like to understand how you plan to ensure that the applicant follows the advice and recommendations put forward by Chelmer in their Basement Impact Assessment.

In combination with the two planning applications already submitted in regards to the roof modifications, I fail to see how these works can now be interpreted as anything other than substantial overdevelopment.

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

1. 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"*. The basement would extend well beyond the four walls of the existing building, under both the driveway and back yard. The risks to neighbouring properties, including 111 Goldhurst Terrace, are only increased unnecessarily as a result.

2. The depth of the basement is excessive

We are also concerned as to the depth to which the proposed basement will be excavated as it exceeds 3 metres. 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)"*. Again, the risk to the structural stability of neighbouring properties, including 111 Goldhurst Terrace, is increased unnecessarily as a result.

3. Considerable levels of disruption

According to the Construction Method Statement, we're going to have to endure ongoing works for a period of 6-7 months despite having faced on to a semi-derelict property for 8-9 months already. Over the period of the works up to two residential parking bays are going to have to be suspended, which will be directly in front of either 107 or 111 Goldhurst Terrace. 50 loads of excavated material are then going to need to be transported underneath 111 Goldhurst Terrace. The levels of noise, dust, dirt, traffic congestion and general disruption will be considerable – why should we have to put up with this?

Sincerely,

Simon Whittaker