

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/1783/P	Nusrat Zar, Rafi Hirsch, Jose Salas	98 Goldhurst Terrace London NW6 3HS	20/05/2016 14:20:49	COMMNT	<p>Dear Sirs</p> <p>I write on behalf of the owners of Flats B, C and D at 98 Goldhurst Terrace. We are the owners of three of the four flats in the building.</p> <p>We have a number of serious concerns about the application for planning permission made by Flat A, 98 Goldhurst Terrace, and the impact which it will have on 98 Goldhurst Terrace if it is granted. We set out further details below.</p> <ol style="list-style-type: none"> 1. 98 Goldhurst Terrace is an Victorian end of terrace building (dating from the 1890s), and is a sensitive structure located in a conservation area. The application is for a single storey extension to the rear of Flat A. However, 98 Goldhurst Terrace has a history of recurring subsidence issues and we are concerned that the proposed extension, were permission to be granted, would substantially impact on the stability of the building and risk recurrence of the subsidence problems. The damage caused by the ongoing subsidence was rectified relatively recently, in 2013, and was confirmed at the time by structural engineers as clay shrinkage subsidence. The certificate of structural adequacy provided at the time noted that the main area of damage was to the existing rear two storey extension of the main building, which took the form of tapering cracking and indicated downwards movement to the rear. Repair work had to be undertaken to all four flats in the property as a result of the subsidence. 2. We are concerned that the scale of the work proposed by the applicant is likely to trigger recurring subsidence, including significant settlement problems and cracks appearing throughout the building, including in our flats, not only at the time of the works but several years later when the ground settles after alternation of prolonged dry and wet seasons. 3. We are also very concerned about the additional risk of flooding to the property that the works would cause. This is a very real risk in circumstances where the location of the property at the bottom of a hill means that in periods of heavy rain water runs down beneath the street and accumulates around the property, and indeed Flat A has been severely flooded at least once in previous years. 4. We are also concerned that security in Flat B (the raised ground floor flat directly above Flat A) will be compromised because access from the roof of the proposed extension will be near the rear bedroom window in Flat B. <p>We should be grateful if the Councillors would take these submissions into account when taking their decision and refuse planning permission for the proposed development.</p>