

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/2958/P	Debbie Scott	41A Goldhurst Terrace NW6 3HB NW6 3HB NW6 3HB	04/07/2016 10:54:18	OBJ	The current structure is in clear breach of the planning regulations, the local area (in that there are no other building works accepted like this on Goldhurst Terrace). The builder has in essence issue original planning documentation to the council, which was objected to and refused permission. Then issued revised plans which they have then blatantly ignored to proceed with building of the current structure. Given they have also removed all scaffolding it would appear that they have no intention of correcting the work which i in breach. My objection is therefore that the new plans have already been rejected once by the council for conservation/privacy reasons already stated.

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2016/2958/P	Geoff Cheek	37 Goldhurst Terrace	04/07/2016 16:02:58	COMMNT	<p>1) Devepoper has already transgressed previous planning granted by building to rejected / unapproved drawings. Camden Planning Enforement is still dealing with this. Main issues include larger roof & terrace extensions; and construction and access to terraces not allowed - causing overlooking, noise and distrupation issues.</p> <p>Actual construction now built still goes even further beyond these new recently submitted "retrospective" drawings and planning application - for example the handrail on the roof terrace has been built right on building edge (the back elevation building line) and not set back (about 750mm), as shown on the current new reprospective drawings. The developer appears to be showing disrespect to planning regulations and repeatidly is building beyond what he has submitted, never mind what is approved</p> <p>2) Current new drawings do not meet minimum planning guide lines and requirements, particularly in respect to the size and minimum set back position of the roof dormer extension and terrace. This needs to be corrected to be build further set back from the building edge / line - currently will create excessive overlooking, privacy, noise and disruption issues</p> <p>3) What is actually being built noes not match the new plans just submitted - example: terrace at roof level is larger and handrail is not set back from the building line - this will create an even bigger issue with overlooking, privacy and noise and disruption issues.</p> <p>4) rear elevation double door from the ground floor flat will give access onto the lower ground floor extension roof (even if claimed / planned not intended) and will thus create overlooking, privacy, noise and disruion issues. Also doors do not match the other buildings to preserve the characture of the conservation area - should be changed to windows with no possible outside access</p> <p>5) New back elevation outside terrace constructed at the first floor flat will allow outside access, even if not planned / intended, and does not match the characterless of adjacent buildings - bay construction below should have a sloping roof, as originally approved, to fit into the conservation area character and prevent any possible outside access (for noise and overlooking issues)</p> <p>7) Main Issues</p> <ul style="list-style-type: none"> - Developer continues to build to unapproved planning drawings and regulations - Developer continued to build not even his own new drawings retrospectively recently submitted - this does not meet the minimum planning rules and requirements - particularly with size, position and extension building line set back positions (e.g. roof terrace) - this will create increased and excessive overlooking, noise, privacy and disruption issues - original plans as approved by planning (and not built to) met the requirements and address the concerns - current plans and what is under construction / built do not meet these minimum standards