

# CONSULTATION SUMMARY

## Case reference number(s)

2017/0170/P

## Case Officer:

Charlotte Meynell

## Application Address:

Flat 1  
31 Goldhurst Terrace  
London  
NW6 3HB

## Proposal(s)

Erection of a single storey outbuilding in rear garden for use ancillary to ground floor flat, erection of rear and side boundary fences.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

## Summary of representations

*(Officer response(s) in italics)*

The owner/occupier of No's 29 and 33 Goldhurst Terrace have objected to the application on the following grounds:

- Height of outbuilding: The proposed height of 2.7m is too great and will mean that the roof and French doors will be approx.. 1 metre above the current height of the fence.
- Privacy issues: The combination of height and glass frontage of the outhouse will result in views into the rear of the existing terraced houses; into first and second floor bedrooms; and into the private area of the rear garden at No. 33. This is an invasion of privacy.
- Views: The shed will be a significant impediment to the view from the terrace.
- Design of outbuilding: The mass and bulk of the outbuilding is too great for such a small garden and it proposes a significant decrease

in green space in a conservation area. The style of the proposed outbuilding with painted cement door cladding is completely out of keeping with the South Hampstead Conservation Area.

- Fences: The style of the proposed fencing is ultra-modern; does not seem to be in keeping with the nature of the conservation area. It is not clear from the plans where the 'attractive' side of the fence will be installed, nor what the reverse of the fence looks like.

#### Summary of comments

- *Height of outbuilding: The height of the outbuilding is considered appropriate for its location.*
- *Privacy issues: The proposed outbuilding is set away approximately 26m from the rear building line of No. 31 Goldhurst Terrace and screened by the existing and proposed fences and mature vegetation. There will be no direct views from the outbuilding into the rear garden on the neighbouring properties.*
- *Views: The obstruction of neighbouring views over the rear garden at Flat 1, No. 31 Goldhurst Terrace is not a material planning consideration.*
- *Design of outbuilding: The size of the outbuilding is considered to be proportionate to the scale of the garden and the general feeling of openness would be retained. The proposal has been amended to replace the proposed painted cement cladding with timber cladding on the west and south elevations. This is considered appropriate for its garden setting and the outbuilding is considered to preserve the character and appearance of the host building and South Hampstead Conservation Area.*
- *Fences: The timber design of the fences is considered to be acceptable for the rear garden location. The erection of 1.8m high fences in the rear garden is also permitted development, and so the development can be undertaken without planning permission.*

**Recommendation:-**

**Grant planning permission**