

Application No:	Consultee Name:	Consultee Addr:	Received:	Comment:	Response:
2017/6906-P	Roderick Macleod	52 Goldhurst Terrace NWE 3111	10/03/2018 17:52:13	OBJ	<p>With respect to design I have mixed feelings about basement flats, when the ground floor at the front is above or at level with the ground it can be appropriate. However when the lowest floor of the existing property is already a lower ground floor, over half a meter below the street level then the excavation of a further basement level is going too deep. The light well is to low, looks out of keeping and I am surprised is permitted from a natural light aspect. There are rows of continuous basement conversions on the road already and every one ends up paving over the entire front garden. This is meant to be a conservation area where we have to use the slate rather than imitation tiles, lead flashings etc., details at roof level which are hard to notice, so how can unsuitable basement and front garden car-parks which are in full view be allowed?</p> <p>On a personal level we finally have some peace after the years of nearby conversion works. The noise and mess cause significant disturbance, especially the heavy lorry traffic and I happen to live with a partner is mentally ill who is sensitive to all the extra noise and it causes a lot of additional distress, not for a week or a month but over a year as we know only too well.</p> <p>I really consider on balance that an additional basement at the property is not appropriate</p>
2017/6906-P	Gabriel	50 Goldhurst terrace	13/03/2018 20:31:10	OBJ	<p>I wish to object to the extent of basement excavation proposed at No. 44 Goldhurst terrace. I live at a few doors away.</p> <p>I wont elaborate here further on the objections already stated by my neighbors on the street, but agree with the points of their objections.</p> <p>While I am always amicable to development taking place, and understand that reasonable construction work needs to happen, I find the proposal of an entirely new basement floor, totally out of proportion and unreasonable. The pain and consequence of this dis-proportionality will be felt by those living in the vicinity for a prolonged period of time during the duration of the works. I believe this is unfair.</p>

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2017-69066-P	Clive Fuller	Flat 2 41, Coldhurst Terrace LONDON NW6 3HT	13/03/2018 17:53:49	COMMENT	<p>I live in Flat 2 directly above Flat 1</p> <p>I STRONGLY OBJECT TO THE APPLICATION.</p> <p>Mr Agam or his agent signed the declaration on the Application for Planning Permission Town & Country Planning Act: 1990 stating that he would inform all the listed people 21 days before he sent in his application. This he failed to do & in addition he did not do so on his last two applications for extensions to the Council. In Camdens Planning Guidance - Basements 1 the Council recommends on Page 9 early consultation with neighbours as one of the preliminary stages & again this he failed to do. As far as I can see this application has been many years in the making & NOT ONCE has he mentioned it to his neighbours. He obtained a small section of land in the front of the house, near his front door. Never once did he mention that he was planning an extension & that he wanted the area to be used as a light well. This was about two years ago.</p> <p>I already know what it is like living a Nightmare, Mr Agam has already put me through it once. Between October -2012 -> February 2013 He gutted his flat, putting in a second bathroom, underground heating & changing the room configuration. The Dust, the noise, the vibrations all have to be inhaled, seen or felt to be believed. I work as a Part time Tour Guide & Lecturer. As a result I am at home a great deal, Lesson planning, researching & making were extremely difficult, it was like trying to work on the hard shoulder of the M1. When the Jackhammers were in operation I had to go downstairs & ask the workers if they could stop so I could make a phone call. The DUST was the worst. The hours I had to spend clearing. In the end I had to cover practically everything in the Kitchen, Lounge & Bedroom with dust sheets, it went everywhere. If Mr Agam is given permission to carry out this totally unnecessary extension, THIS IS GOING TO HAPPEN AGAIN but this time for an even longer period.</p> <p>WHY SHOULD I HAVE TO LIVE LIKE THIS ?</p> <p>I am also concerned about my health. As the work would occur directly below my flat there is nowhere that I can escape from it. Not so Mr Agam & his family. His is ancillary property in Garfield Gardens & last time during the building work he was able to send his wife & children back home. I did NOT have this luxury then nor will I have this time if planning permission is granted. I just do not understand why so many people have to suffer just because Mr Agam wants a larger flat. Whilst I have sympathy for him for having a daughter with hearing problems the letter he submitted to support his argument was written, as far as I am aware, by an ex part time special needs teacher at his daughters school. This hardly qualifies the author to be an expert in audiology !!</p> <p>As far as I can see Mr Agam has failed to name a builder for this project. Last time Mr Agam was his own Builder/Project Manager. The rest of the house is still suffering the consequences. Mr Agam put in a pipe to support his roof underneath the main communal door way. He raised his roof up so at certain times of year it is difficult to open & close the front door.</p> <p>Mr Agam complained to the rest of the house that when it rained water was coming in from the slope in the Front Garden into his hallway. The rest of the house was willing to pay for a survey to find the source of the problem. As far as I can see nothing is mentioned of this</p>

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					<p>problem in any of the surveys commissioned by Mr Agam. The problem seems to have conveniently disappeared now that he wishes to demonstrate the stability of the land.</p> <p>It is not easy to see from the Drawings but I cannot see how the proposed light well in the front of the property could possibly fit into Mr Agam's land. He only owns a tiny proportion of the front garden.</p> <p>I was informed by someone that worked at Russells the Kensington Nursery, that he believed there was Japanese Knotweed growing in the rear garden. I did inform Mr Agam at the time as I believe that is a very serious problem. I do not know what if any action he took.</p> <p>Overall I feel that Mr Agam has been less than open with his neighbours. He or his agent signed a legal document & failed to implement it. Although Caimdens codes of practice are not legally binding (to the best of my knowledge) they are there to show correct & best practice & have been totally ignored by Mr Agam. I only found out about this extension by chance when another neighbour informed of what he was trying to do. I still have no knowledge who is going to do the proposed works. If Mr Agam is going to do the building work I have little confidence or trust that it will be done well. It is difficult to have confidence or trust in anyone that has shown himself to be a poor communicator & simply ignores necessary legal requirements when it suits him.</p> <p>As far as I am aware there have been 4 basement excavations directly opposite 44 Goldhurst Terrace & another 4 on the same side of the road. Each one of which has caused traffic jams, noise & dust. When are these going to stop? If people need extra space the answer is surely to buy a larger property not cause misery to the rest of the area. I urge the Council to reject this application.</p>

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2017-6906P	ROSALIEN GEJNN AND RONALD ISRAEL	42c goldhurst terrace n963bt n963bt	13/03/2018 06:25:58	COMMENT	<p>No 42 GOLDHURST TERRACE I AM THE LEASEHOLD OWNER AT THE ADJOINING HOUSE No 42 GOLDHURST TERRACE</p> <p>This building , along with others alongside, have suffered subsidence in the past, to the extent that floors have had to be levelled up internally. Excavation to the adjoining building at no 44 will cause further injury to no 42, which will be unpredictable.</p> <p>FORMATION OF EXISTING TERRACE The north west side of Goldhurst terrace is constructed on sloping ground, which was originally landfill creating the approach to the much higher level of Finchley Road. The houses in this stretch of the street have been notoriously unstable in the past. The evidence of movement can be read on the brick facades, copings and cills which have moved substantially over time. All of the Lime trees at this end of the street have been removed over a number of years, as they were considered to add to the risks. In fact much of the movement is historic, due to the nature of the land fill, and the inadequate foundations at alternate party walls. Camden Council is the owner of a number of properties in this stretch of Goldhurst Terrace and will have information on file supporting this. It would be treacherous to consider basement excavations along this raised stretch terrace. If the first one is permitted, it will open the door to others on the terrace.</p> <p>EXISTING HOUSES The terraced houses to the north west side of Goldhurst terrace comprise already four floor over Basement. The lowest floor is a semi Basement , with the floor levels varying between 1.2 m and 1.6 m below street level. While Basement excavations have been permitted at the east side of the street , and at the southern west end, none of those properties already had basements. The application in question describes the lowest floor as ground floor, this is incorrect, it is in fact a semi Basement level .</p> <p>STRUCTURAL STABILITY For the reasons stated above, any work to undermine this terrace will cause considerable movement in the adjacent, already marginally unstable buildings.</p> <p>GENERAL NUISANCE 4 CONSECUTIVE houses directly opposite the application site have undergone basement extensions over the last 4 years, with the last of them completed this year. The noise , dirt, and nuisance has been considerable. Various delays lead to works stalling for months on end. Residents Parking bays were illicitly blocked for months at a time. The street is a main thoroughfare leading of the Finchley Road. The traffic is perennially blocked by builders deliveries, which leads to a chorus of horn blowing and abuse.</p>

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2017/6906/P	Mrs Ann Ryan	42a Goldhurst Terrace London NW6 3HT	10/03/2018 16:55:54	COMMENT:	<p>DESIGN</p> <p>The applicant has already consent for a full width rear extension at garden level. The proposed basement will continue below this. The lightwell proposed is a full 2m deep, the full width of the site, and covered with unsightly grating and glass pavers, and has full width patio doors opening onto it. The covering suggests that it is likely to be used as habitable space.</p> <p>This is a far greater size than is necessary to admit light.</p> <p>The extension and covered lightwell extend in excess of 5 m into the garden, which is an unprecedented level of development in this location.</p>
2017/6906/P	Say Dumas	54 Goldhurst Terrace	11/03/2018 15:26:43	OBJ	<p>I am a pensioner living on her own. I am not in good health. The disturbances caused to me will be detrimental to my health and well being. We had a similar basement conversion happening across the road last year and the noise of constant running diesel motors for the extraction and illegal parking, showed a complete lack of regard for the neighbourhood. This kind of job carried out at the best of times is hugely disruptive to the neighbourhood. The excavation machines on that job continued into some evenings and sometimes the police had to be called.</p> <p>As well as this I will be able to hear the works being carried out from inside my flat, meaning I cannot escape the disruption. I am not a well woman and the stress and an anxiety this would cause would be bad for my health. I couldn't even escape it in my own garden, as the work would involve digging up 4/6 garden too.</p> <p>I have had on going issues with the owner since he moved in. The main issue has been his continual neglect of his fence which joins my garden. It has been in bad repair for many years and is barely standing, but despite continuous requests for it to be fixed he has never repaired or replaced it. A basement conversion is a huge job and will involve a huge amount of disruption, noise and mess to my immediate area. He may well have plans in place to remedy this but [REDACTED]</p>
2017/6906/P	Say Dumas	54 Goldhurst Terrace	11/03/2018 15:26:43	OBJ	<p>I would like to object to the application for a basement excavation at Number 44 Goldhurst Terrace.</p> <p>I am a professional BBC TV Weather Presenter and I have to work shifts, often through the night. While I appreciate that I have to accept a reasonable amount of noise from traffic during the day, the amount of noise disturbance resulting from the basement digs is completely unacceptable. There have been three excavations in numbers 58, 50 and 66 on my side of the road and in close proximity and also four adjoining excavations on the street opposite resulting in continuous disturbance and disruption for several years. I really feel that the residents in the street have had enough and wish to object to this planning application.</p>

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2017-6906-P	John Campbell	46a Goldhurst Terrace London NW6 3HT	13/03/2018 11:45:41	OBJ	<p>Arrency.</p> <p>I live and work in my flat which will not be possible in the way that I would expect mainly due to the prolonged intolerable noise. On the opposite side of the street during last year there was a similar excavation going on, and due to the continual rumbling of the diesel engines which were parked directly outside that house, and the noise from the excavator machines, and from the lorries parked there ticking over. I frequently had to vacate my flat so that I could concentrate on my work. This is an extremely unacceptable position to be put in. To have what would inevitably be a very much more direct intrusion onto the amenity of my flat is grossly and unacceptably intrusive. Its alright for him as has another home at his disposal.</p> <p>These works go on for a considerable period of time and for that time due to the noise interference, my flat will not be the home that I think it is, a place where can work and live in peace. I am also extremely concerned about the potential adverse effect on me financially due to the interruption of my ability to get on with my work as I know that for a prolonged period of time I would not be able to concentrate on what I need to.</p> <p>Since the property developer, Mr Agam moved into his flat at 44 [REDACTED] For a whole year, I had a water leak coming through from his flat which he had just renovated. This water leak caused rot and damp to my wooden floor which he simply refused to do anything about. I finally got the environmental health people to call on him and only after that did [REDACTED] I had to bear the expense of repainting my floor and joists. [REDACTED] in relation to the fence which divides our gardens and the foliage between our gardens at the front. He thinks that he has ownership over areas of and which he does not like greenery on my side of the fence. He has [REDACTED] whenever I so much as I clip my hedge or go out into my own garden.</p> <p>His claim to need a basement bunker as his daughter has hearing issues is a spurious and exaggerated claim for the need for silence in what is already a very quiet area. I know this as I live in the same type of flat next door and it is perfectly quiet.</p>

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2017/0096P	Sarah Campbell	46a Goldhurst Terrace London NW6 3HT	14/03/2018 17:45:58	OBJ	<p>Re 44</p> <p>I would like to object to the proposed basement extension to 44 Goldhurst Terrace. I live in the flat next door to number 44. This kind of extension causes a huge amount of noise and disruption, which I have experienced first hand with the basement excavations in the house opposite. Even though this was on the other side of the street I could clearly hear the loud constant engines working which really affected the quality of my time at home. I also work at home several days a week, which the previous work affected, so this proposed basement extension would cause a significant impact on my private living space and work time.</p> <p>The large number of vehicles and type of work from the house opposite caused the road drains on the side of the road to block and mud spread on the pavement. I also had my car damaged twice by illegally parked vehicles (they parked without permits and got tickets), scratching and bumping my car. The noise and massive disruption caused by work like this is huge affecting neighbours like myself and I can't consider the type of work people should be entitled to do.</p>

