

From: Diarmuid O'Hegarty <dohegarty@gmail.com>
Sent: 18 February 2019 11:58
To: Planning <Planning@camden.gov.uk>
Subject: Comments on planning application 2019/0158/P



Protecting our neighbourhood

Attention: Sofie Fieldsend

I am writing on behalf of The Combined Residents Associations of South Hampstead, CRASH, to make the following comments on the above application (190 Goldhurst Terrace):

1. The huge subterranean front entrance will take away a significantly increased area to the front of the property and create a substantial ugly staircase and circulation area which is harmful to the appearance of the subject property as well as neighbouring properties. This would be an overbearing feature and would ruin the design and "line" of the properties which are all similar as acknowledged in the plans.
2. Further, the significant changes to the front bay window so as to carry this down to the lower ground floor level will change the character of the property and damage it entirely. The features would be completely different. The design is to create an increased and massive light well and staircase. The revised external layout is materially different from "essentially that consented under recent planning application reference 2016/2689/P". Not only does this create unnecessary additional excavation but, in taking a substantial area of land to the frontage goes beyond any reasonable reconfiguration and causes real harm to the front of the property and impacts on all of the adjoining properties and the street generally.
3. The proposed development is an even more significant footprint and development than the actual property. This is not some kind of additional or subordinate alteration but is a wholesale reconfiguration and would change the nature of the property, the nature of the properties in the vicinity and also would constitute an unacceptable precedent.
4. The proposal would harm the character and appearance of the location and the amenity of our property and other neighbouring properties. The proposal can in no way be described as a "not materially different" and rather than being supplemental would dominate and change the building completely as well as the area.
5. This would have a substantial impact on the street scene because of the huge and unsightly changes to create a substantial front light well, a new bay window and a staircase. The principal elevation of the property is to be changed substantially and will be a very obvious change that will

be apparent from the street scene and by passers-by as well as neighbours. The property is not very far set back from the road and immediately adjoins the other neighbouring terraced properties.

6. While there have been other basement developments in the area, no other basement development has a front entrance with a staircase as is proposed here.

7. I would add that the original architectural features will be obscured by the new metal guard and the railings. The architectural symmetry or integrity will be impaired by adding this front entrance.

8. Moreover, since the original planning application was granted in 2016, the adjoining property has experienced significant and costly subsidence. This suggests that the Basement Impact Assessment is no longer valid because the ground conditions have changed substantially. Any basement excavation is likely to cause further serious impairment to the property which immediately adjoins the subject of the application.

I would be grateful if you could keep me informed of the progress of this planning application.

Yours faithfully

Diarmuid O'Hegarty

Committee Member

The Combined Residents Associations of South Hampstead



Protecting our neighbourhood