

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0011/P	Chris Walker	03/02/2023 07:13:18	OBJ	

39 Flat A Goldhurst Terrace: PROPOSED EXTENSION OBJECTION (Planning Application - 2023/0011/P)

I live in flat 37C Goldhurst Terrace, which is a direct neighbour of 39 Flat A Goldhurst Terrace. I object to the proposed extension as this does not meet the Planning and Conservation Area regulations and guidance, which have been applied to all nearby approved extensions; and will personally negatively affect me and others – This because:-

The proposal is excessively large (in length and full width) and will be damaging to the Conservation Area and the historic appeal and appearance of the back garden terraces, as well to the back garden views at Goldhurst, which I overlook and enjoy.

- The proposed 39 Flat A extension extends more than double the length of neighbouring extensions past the original building line into the garden. The Camden Planning approved extensions of the two direct neighbours of 39A are both significantly smaller in width and length (ie 37A and 41A both recently built much smaller extensions to the maximum size as allowed and approved by Camden Planning). The 39A proposed extension is also full width, from boundary fence to boundary fence, also as not allowed or approved for these other two neighbours, and other nearby extensions (plus also illegally extending into the adjacent gardens, thereby taking land away from the properties on both sides). So the 39A proposed extension size and width has NOT been permitted in terms of Camden's own planning rules to date.

- The design, size, bulk, footprint area, length and width; compared with previous directly neighbouring extensions; is significantly larger and unacceptable. It also does not comply with Camden Planning and Conservation Area rules and requirements.

- The proposed extension will damage the back conservation area gardens natural look and feeling of openness – hard landscaped brick walls and partial green roofs do not replicate the current soft landscaping of slim timber fencing and natural gardens. This will spoil my enjoyment of my current garden view and set a dangerous precedent for future extensions.

- The proposed large floor area extension is far more than the permissible size compared the current ground floor area. As such, this will dominate the current terrace building and hence negatively affect the historical character and appearance of the back terrace building and the Conservation area as a whole. This will affect the quality of life that I and others enjoy.

Planning approval should be rejected in its entirety, as any modifications could not eliminate the major issues raised. The only proposal that should be considered or built, should be a small 'conservatory type' expansion, in extending no more than 3 meters in length and be only half width.

I therefore object to the planning application and request that it be totally rejected.

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**Total: 9**