

Application No:	Consultees Name:	Received:	Comment:	Response:
2022/5271/P	CRASH	27/02/2023 22:39:02	OBJ	<p>Thank you for providing CRASH with the opportunity to consider the application for “The erection of an ancilliary garden building, the addition of a glazed conservatory and a door awning to the rear of the property” at 131 Goldhurst Terrace 2022/5271/P</p> <p>CRASH would like to make the following comments and, overall, specifically objects to the ancillary garden building.</p> <p>Having a garden room flush with boundary walls is against policies supported by Camden which should allow for wildlife corridors and movement of wildlife. The drawings appear to show that the garden room directly abuts 13 Fairhazel Gardens and 133 Goldhurst boundary walls. In addition the drawings do not show that there are existing plants (of significant scale) which would need to be removed if the garden room were constructed in the position proposed (see p.11 DAS). However, if space for wildlife passages was required by Camden CRASH would not support just moving the location of the garden room to provide this space as the garden room proposed is already overly large for this site and context. Once the extension, patio areas, new decking (permeable), conservatory, path are considered there remains very little green area in the site overall (the m2 provided in the DAS area misleading) which means a loss of biodiversity especially since a green roof is not included. Inclusion of a WC which will require plumbing and sewage connection is also undesirable for inclusion and during construction since this specific location is already one of the highest flood risk areas in South Hampstead</p> <p>There are existing vents and flues that vent into the rear garden of no. 131 from 13 Fairhazel Gardens in the corner where the garden room is proposed. I am assuming these are higher than the proposed garden room but this is not clear from the drawings.</p> <p>P.12 of the DAS “2. The height of the garden room will be 2,4 m to the top of the eave. Being at a lower level than and at the furthest corner from the highway, this will have no negative visual impact from the street or from the neighbouring property.” Is not correct. The drawings clearly show the garden room at a higher level than the boundary wall to no 133 Goldhurst and will be highly visible by the occupants of no. 133 especially if additional planting does not take place or further greenery is removed by the applicants. This height is exacerbated by the extension being on a pre-existing raised plinth – if Camden is considering permitting this scheme the height should be dropped.. Even with the additional drawings added on 15 February It is not clear whether the windows in the garden room will provide direct lines of sight into no. 133. It may also cause additional shade in the garden of no. 133. And while these new drawings show the side walls of the new garden room covered in foliage there is nothing to require the applicants to ensure this is maintained and enforcement action is also unlikely to be pursued if the foliage is not planted, dies or is removed.</p> <p>For these reasons CRASH objects to the garden room proposed in this application.</p>