

Application ref: 2022/3766/P
Contact: David Fowler
Tel: 020 7974 2123
Email: David.Fowler@camden.gov.uk
Date: 19 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Mr. Thierry Elmalem
168 Goldhurst Terrace
London
NW6 3HN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

168 Goldhurst Terrace
London
NW6 3HN

Proposal:

Creation of roof terrace to rear at second floor level including addition of balustrade railing to flat roof.

Drawing Nos: Exhibit 1, Exhibit 2, Exhibit 3, Exhibit 4, A4 proposed roof plan.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

Exhibit 1, Exhibit 2, Exhibit 3, Exhibit 4, A4 proposed roof plan.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The subject building is located in the South Hampstead Conservation Area and is identified as a positive contributor. It is located in the original extent of the Kilburn Priory Estate and was constructed in the late 19th century. The proposed works are limited to the addition of balustrade railings to second floor flats roof terrace at rear of the property.

The proposed black steel balustrading will have a simple rectilinear design, which will delineate it as a new addition from the historic fabric of the building but be sympathetic to the style of the dwelling.

Along Goldhurst Terrace there are other examples of balustrading at second floor mansard roof level (178, 172, 166, 164, 162, 160, 158) and the proposed development will not contrast with the existing pattern of the streetscape.

Located on the rear northern elevation, the addition of the proposed railing will not be visible from the public realm and will therefore not impact the setting or significance of the South Hampstead Conservation Area.

When considered cumulatively, the proposed additions to the rear of 168 Goldhurst Terrace have been assessed as posing no harm to the South Hampstead Conservation Area setting. The works are therefore appropriate from a Heritage perspective and are supported.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers given the location and the extent of the proposed roof terrace. It would not afford direct views into any neighbouring windows.

No objections have been received prior to making this decision. The planning

history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive, with the first letter 'D' being particularly large and prominent.

Daniel Pope
Chief Planning Officer