

2023/0011/P – 39 A Goldhurst Terrace, NW6 3HB



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*Figure 1: Front elevation of application site.*



*Figure 2: Rear elevation of the application site.*





Figure 3: Aerial view showing existing development along Goldhurst Terrace, and application site outlined in red.

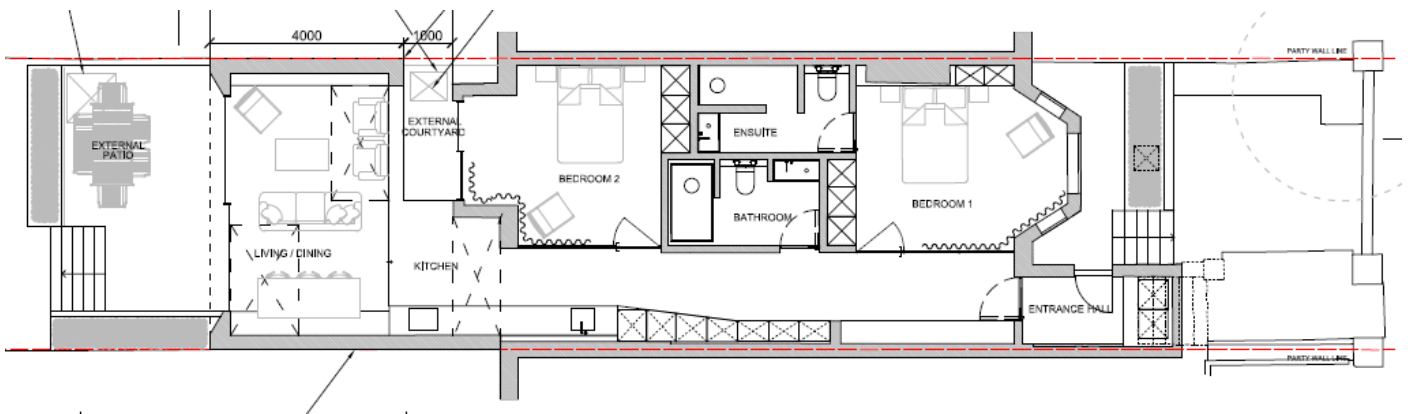


Figure 4: Proposed Floor Plan.

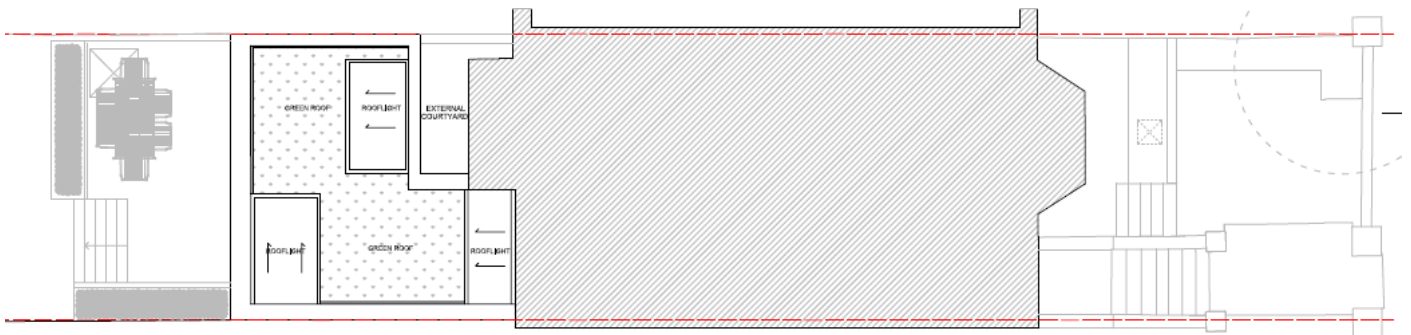


Figure 5: Proposed Green Roof Plan.



Figure 6: Proposed Rear Elevation.

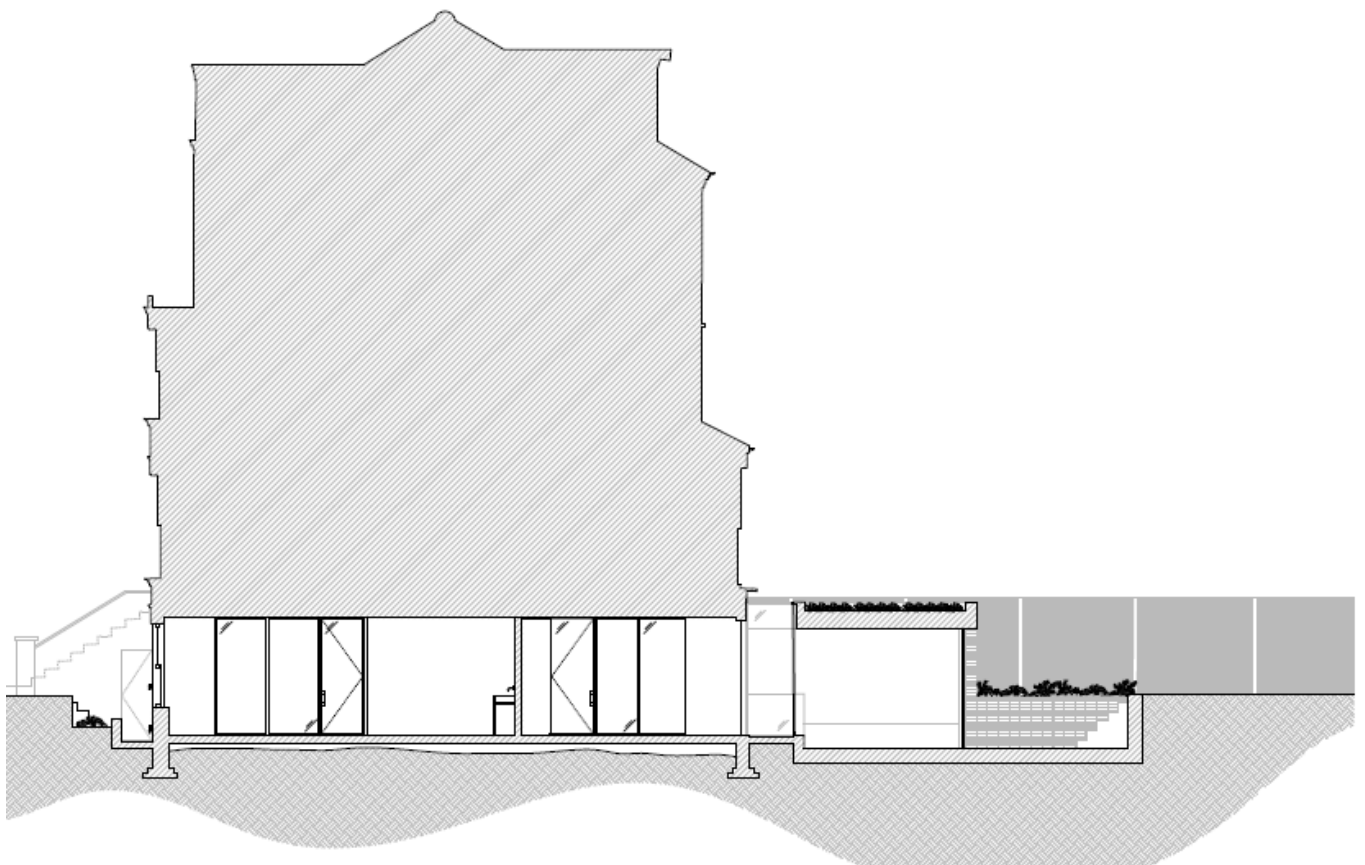


Figure 7: Proposed Section.

<b>Delegated Report</b> <b>(Members Briefing)</b>		Analysis sheet		Expiry Date:	27/04/2023
		N/A		Consultation Expiry Date:	12/02/2023
Officer				Application Number(s)	
Alex Kresovic				2023/0011/P	
Application Address				Drawing Numbers	
Flat A 39 Goldhurst Terrace London NW6 3HB				Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD		Authorised Officer Signature	
<b>Proposal(s)</b>  Construction of a single storey full width rear extension to lower ground floor.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	6	No. of objections	6
Summary of consultation responses:	<ul style="list-style-type: none"><li>A press advert was published on 19/01/2023 (expiry 12/02/2023)</li><li>A site notice was displayed on 18/01/2023 (expiry 11/02/2023)</li></ul> <p>Six (6) objections were received from neighbouring properties, as summarised below:</p> <ul style="list-style-type: none"><li>The proposed single storey rear extension, by reason of its excessive size, footprint, and projection beyond the rear building line, would be detrimental to the integrity of the terrace, and the contribution this building makes to the character and appearance of the terrace and the wider Swiss Cottage Conservation Area. <b>Officer's response:</b> The scheme has been significantly amended to reduce the scale of the rear extension. The extension now measures at a maximum of 4m compared to the originally submitted 6.7m. The proposed size of the extension would now be of similar size and scale to the neighbouring properties at 37A and 45A Goldhurst Terrace and is considered to be subordinate to the existing building.</li><li>The proposed extension extends in width, into both neighbour properties, to their detriment and trespasses into their gardens <b>Officer's response:</b> The scheme has been significantly amended and the proposed works are contained within the subject site only.</li><li>Contrary to policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan <b>Officer's response:</b> The policies quoted are not from the Camden Local Plan 2017 and do not have any weight in the assessment of the scheme. The scheme has been assessed against the Camden Local Plan 2017 and South Hampstead Conservation Area Statement.</li><li>This is a conservation area, and this would be both damaging to conservation area's appearance <b>Officer's response:</b> The proposed works would have minimal to no visibility from the streetscape, which would contribute to no harm to the conservation area. In addition, the proposal is now of similar size and scale to the neighbouring properties at 37A and 45A Goldhurst Terrace and is considered to be subordinate to the existing building, which is therefore considered to be acceptable.</li><li>There would also be a negative impact of exchanging soft landscaping with built form <b>Officer's response:</b> The rear garden has a depth of 28.7m which is measured to the rear boundary and to the rear of the proposed extension. It is considered, the rear garden and landscaping onsite would not be adversely impacted as a result of the proposed extension which has a depth of 4m.</li><li>The proposed extension would create a damaging precedent in size and scale. There are no full width extensions in neighbouring properties, and so this would be out of character with the specific area in Goldhurst Terrace <b>Officer's response:</b> The proposed extension would be of similar size and scale to existing extensions within Goldhurst Terrace, namely the neighbouring properties at 37A and 45A Goldhurst Terrace. As such it is not considered that the subject scheme will set a damaging precent within the specific area in Goldhurst Terrace as suggested.</li><li>The size of the extension footprint area will extensively reduce the existing soft ground landscaping, thus reduce the natural rainwater soak-a-way, and result in</li></ul>			

greatly increased rainwater runoff into the already overloaded drainage and sewage system. This will also result in flooding effecting this and other properties.

**Officer's response:** Council's Sustainability Officer has raised no objections to the scheme as the agent has provided details to mitigate floor risk and sustainable drainage systems to manage drainage and surface water onsite with the inclusion of a green roof and soakaway.

- This will result in a loss of the current living environment and result in a loss of light or a feeling of openness

**Officer's response:** The proposed rear extension is a single storey full width extension which measures at a depth of 4m and a width of 6m. The height of the proposed extension would be below the existing fence as shown below. As such, it is considered that the proposed scheme would not adversely impact the amenity or sunlight/daylight to the adjoining neighbouring properties.

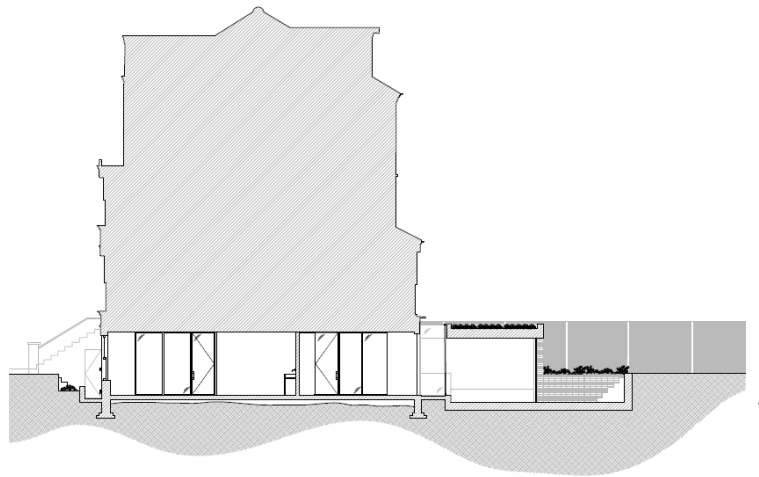


Figure 1: Section of proposed rear extension



## Site Description

The application site is a four-storey plus attic conversion red brick terrace building which lies within the South Hampstead Conservation Area (formerly Swiss Cottage Conservation Area). The application site is not listed, nor locally listed, and no buildings, listed or otherwise overlook the site.

The front elevation is brick, with a brick front bay and sash windows. The rear elevation is also brick, with a two-storey shallow brick bay that protrudes from the ground and first floor. The rear facing fenestration on the ground floor are casement timber, and these with the timber framed side door are unlikely to be original.

The garden and rear of the property is overlooked only by the adjacent neighbours and the residents in properties opposite along Marston Close, which does not form part of the conservation area.

The immediate surrounding context is primarily a residential area, consisting of terraced period houses.

## Relevant History

### APPLICATION SITE:

N/A

### SURROUNDING AREA:

Application	Address	Description	Status
2019/3502/P	37A Goldhurst Terrace London NW6 3HB	Installation of bay window to side elevation of ground floor rear extension	Granted 11/09/2019
2015/5564/P	45 Goldhurst Terrace London NW6 3HB	Erection of single storey rear extension at lower ground floor. Erection of side and rear roof dormers. Installation of Juliette balcony at first floor rear elevation, installation of 2 conservation style rooflights to front roofslope and installation of windows inside elevation at lower ground, ground, first and second floors.	Granted 18/11/2015

## Relevant policies

### National Planning Policy Framework (2021)

#### London Plan 2021

#### Camden Local Plan 2017

G1 Delivery and location of growth  
A1 Managing the impact of development  
D1 Design  
D2 Heritage  
CC1 Climate change mitigation  
CC2 Adapting to climate change  
CC3 Water and flooding

#### Camden Planning Guidance

CPG Home improvements 2021  
CPG Housing 2021  
CPG Amenity 2021  
CPG Design 2021

### South Hampstead Conservation Area Statement 2011

#### 1.0 Proposal

1.1 The applicant seeks permission for the construction of a single storey full width rear extension to lower ground floor.

1.2 The proposed full width rear extension to the lower ground is 6m wide with a depth of 4m and a height of 3.2m. The proposed full width rear extension will be constructed in a high-quality material palette which complements the existing



red brick terrace including handmade red bricks, coloured concrete, aluminium framed glazed sliding doors.

1.3 The proposal has been significantly amended to reduce the scale of the rear extension. The depth of the extension now measures at a maximum of 4m compared to the originally submitted 6.7m.

## **2.0 Assessment**

### **Design and Conservation**

2.1 Policy D1 'Design' states that the Council will seek to secure high quality design in all cases. This policy states that in order to demonstrate high quality, developments should meet several criteria including: respecting local context and character; be sustainable and durable and comprise details and materials that are of high quality and complement the local character. It continues to state that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area. Policy D2 'Heritage' states that to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area.

2.2 The proposed full width single storey rear extension has been significantly reduced from 6.7m to 4m in depth. The proposed rear extension is subordinate to the existing building and will be constructed in a high-quality material palette which complements the existing red brick terrace including handmade red bricks, coloured concrete, aluminium framed glazed sliding doors. In addition, the proposed works at the rear cannot be readily seen within the wider context of the conservation area, which contributes to there being no harm. As such, the proposed works at the rear will not adversely impact the Conservation Area and adjoining properties in terms of scale and amenity. The Council's Conservation Officer has raised no concerns with the proposed works.

2.3 It is noted that the street has already a preponderance of rear extensions, notably at 37A and 45A Goldhurst Terrace.

2.4 Overall, the proposal is considered to be of high quality and commensurate with the scale of nearby rear additions and therefore not considered harmful to the character or appearance of the host building, street scene or the South Hampstead Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

2.5 Considerable importance and weight has been attached to the harm and 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

### **Residential Amenity**

2.6 Policy A1 seeks to ensure that development does not cause adverse amenity impacts upon neighbours in terms of sunlight, daylight, privacy and overlooking, noise and vibration and odour.

2.7 The proposed full width rear extension does not protrude above the existing fence height and as a result does not cause any adverse impact to the neighbouring properties in terms of sunlight, daylight, privacy and overlooking. The green roof will not be used as a roof terrace and a condition will be included to protect the privacy and amenity of adjoining properties.

2.8 In addition, the proposal consists of internal alterations to accommodate and improve the usability and amenity of the proposed rear extension. The internal alterations will consist of a new kitchen, additional bedroom with an ensuite, and a new east facing living/dining area which fronts onto the rear garden. This is considered acceptable and will not adversely impact the amenity of the adjoining properties, whilst being able to improve the amenity of the application site.

2.9 The development is thus considered to be in accordance with planning policy A1.

### **Sustainability**

2.10 Local Plan policy CC2 states that all development should adopt appropriate climate change adaptation measures such as measures to reduce the impact of urban and dwelling overheating, including application of the cooling hierarchy.

2.11 The proposed full width rear extension proposes a green roof to the entirety of the proposed roof. The proposed green roof promotes biodiversity whilst adding to the green nature of the conservation area - minimising impact of the new extension. A green roof also aids with insulation and cooling, reducing the carbon footprint of the property.

2.12 The Council's Sustainability Officer raised no concerns with the proposed works and welcomed the inclusion of the green roof and soakaway as they have capabilities to reduce run-off rates as much as reasonably practical for a

development of this size.

### **3.0 Conclusion**

3.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17<sup>th</sup> April 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/0011/P  
Contact: Alex Kresovic  
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Date: 11 April 2023

**Development Management**  
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WC1H 9JE  
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OX1 4LS

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**Flat A 39 Goldhurst Terrace  
London  
NW6 3HB**

Proposal:

Construction of a single storey full width rear extension to lower ground floor

Drawing Nos: 024\_2001 Rev 05 dated 30.03.2023, 024\_2002 Rev 02 dated 30.03.2023,  
024\_2003 Rev 02 dated 30.03.2023, 024\_2004 Rev 02 dated 30.03.2023, 024\_2005 Rev  
02 dated 30.03.2023, 024\_2006 Rev 02 dated 30.03.2023

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 024\_2001 Rev 05 dated 30.03.2023, 024\_2002 Rev 02 dated 30.03.2023, 024\_2003 Rev 02 dated 30.03.2023, 024\_2004 Rev 02 dated 30.03.2023, 024\_2005 Rev 02 dated 30.03.2023, 024\_2006 Rev 02 dated 30.03.2023

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.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The Green Roof is not to be used as a roof terrace and should only be accessed for the purpose of maintenance.

Reason: To protect the amenity of adjoining properties in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).



- 2 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.
- 3 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](http://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>.

Yours faithfully

Chief Planning Officer