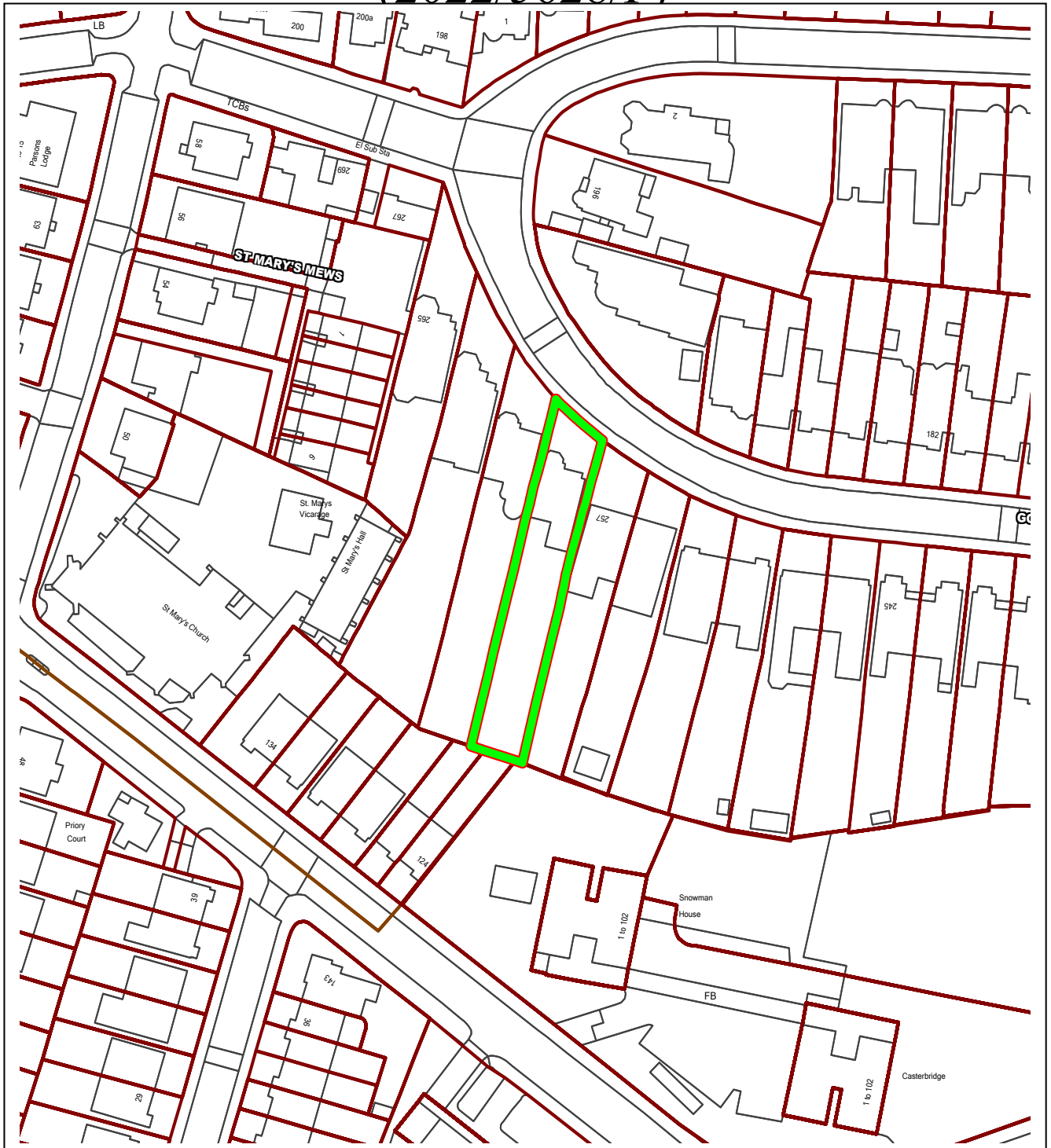


259 Goldhurst Terrace, NW6 3EP (2022/5628/P)



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View of the rear / side boundary



View of the rear / side boundary



View of the rear elevation



Aerial view showing rear context



View of front elevation from the street

Delegated Report		Analysis sheet		Expiry Date:	17/02/2023
(Members Briefing)		N/A / attached		Consultation Expiry Date:	26/03/2023
Officer			Application Number(s)		
Sofie Fieldsend			2022/5628/P		
Application Address			Drawing Numbers		
259 Goldhurst Terrace London NW6 3EP			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Amalgamation of the top two flats to create 1no. flat across the upper floors and 1no. flat on the ground floor; associated internal and external alterations including the creation of a new rear terraced area and the replacement of all windows with new windows to match the existing.					
Recommendation(s):		Grant Condition Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p><u>A site notice was displayed on 24/02/2023 and expired on 20/03/2023.</u> <u>A press notice was advertised on 2/03/2023 and expired on 26/03/2023.</u></p> <p>The occupiers of 68 Aberdare Gardens objection is summarised below:</p> <ol style="list-style-type: none"> 1. Concern some work has already commenced without planning. The garden has been entirely removed. The gardens are an integral part of the character of this historic area. 2. Replacement windows not replicating existing design which detracts from the character of the neighbouring properties and streetscene. <p>Officer Response:</p> <ol style="list-style-type: none"> 1) No works are proposed to the front garden within this application. 2) See section 4.4 					
CAAC/Local groups comments:	<p>Combined Residents' Associations of South Hampstead (CRASH) objected:</p> <ol style="list-style-type: none"> 1. CRASH understands that work has already commenced at this site despite no consent being given (yet). This includes the removal of the front garden planting - despite this not being in the scope of the works and as such there is no detail on whether/how it will be replaced as a front garden. 2. CRASH notes that the intention is to replace the original windows on a like for like basis - however we note from the sketch drawing it appears that the lead bars in the top section of the windows on ground, first and second floors front of house will be omitted. This means that the planning application is inaccurate as the new windows will not match the existing. Loss of these original features would harm the conservation area and would therefore not preserve or enhance the conservation area - the intent of the Conservation Area Statement. Camden requests that the applicant reconsiders this aspect of the application and provide windows that match the existing ones to the front of the house as we note the lead features are not in place at the rear. <p>Officer Response:</p> <ol style="list-style-type: none"> 1) No works are proposed to the front garden within this application. 2) See section 4.4 					
Site Description						
The application site is a three storey detached house on the south side of Goldhurst Terrace which is located in the South Hampstead Conservation area.						
The building has been subdivided into three self-contained flats (Use class C3) with one flat						

occupying each floor.

The property is identified as a positive contributor to the appearance and character of the conservation area.

Relevant History

None relevant

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
- A3 Protection, enhancement and management of biodiversity
- D1 Design
- D2 Heritage
- H1 Maximising housing supply
- H3 Protecting existing homes
- CC1 Climate change mitigation
- CC2 Adapting to climate change
- CC3 Water and flooding

Camden Planning Guidance

CPG Housing 2021

CPG Design 2021

CPG Amenity 2021

CPG Air quality

CPG Access for all

CPG Biodiversity

CPG water and flooding

South Hampstead conservation area character appraisal and management strategy (SHCACAMA) (2011)

Assessment

1. Proposal

1.1 This application proposes a raised rear terrace at ground floor, increasing the height of the existing rear ground floor extension by 1.1m, alterations to the existing rear steps to garden level. Alterations to the fenestration include alterations to the rear and side fenestration at ground floor and replacement of all other single glazed windows with double glazing.

1.2 The main issues for consideration therefore are:

- Land Use
- Conservation and Design
- Neighbour Amenity

2. Revisions

2.1 During the course of this application, the following amendments were made:

2.2. The following revisions were made to the scheme:

- 1st floor rear terrace was removed from the application.

3. Land Use

3.1 Policy H3 of the Camden Local Plan allows the loss of one unit but resists development that would involve the net loss of two or more homes. The development only results in the loss of one unit and therefore complies with Policy H3. Through the reconfiguration as proposed, both flats would offer good quality accommodation.

4. Conservation and Design

4.1 Policy D1 requires extensions to consider the character, setting, context and the form and scale of neighbouring buildings; the quality of materials to be used; and the character and proportions of the existing building. Policy D2 additionally states that the Council will only permit development within conservation areas that preserves or enhances the character and appearance of the area.

4.2 The application site is within the South Hampstead Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. The South Hampstead Conservation Area Statement identifies this property as making a positive contribution to the character and appearance of the conservation area.

4.3 The existing rear extension will be modestly increased in height by 1.1m, this increase would still allow the extension to appear as a subordinate addition in relation to the host property. The brick would match the existing which is welcomed. A rear raised terrace will be created at ground floor (13.7sqm). It would be enclosed by metal railings. It is noted that raised terraces are not an uncommon feature along this side of Goldhurst Terrace. Given its scale and siting it would not appear as a dominant addition to the host property or appear out of character. The existing rear garden stairs would be widened marginally and their replacement would not detract from the host property. The new paving is conditioned to ensure that only permeable paving is installed as this is in a local flood risk zone and a historically flooded street.

4.4 The proposal intends to replace all the single glazed windows with double glazing with the scale, siting, materials and opening method to remain the same as existing. CRASH made a valid objection that the lead bars in the top section of the windows on ground, first and second floors front of house will be omitted so the replacement windows details will not match the existing. Officers have requested this amendment and in absence of amended plans, Officers have conditioned the windows to include this detailing in their replacement. The drawings are labelled that they will be replaced to match existing there for the condition will ensure the glazing bars match that of the existing windows, as shown in the photo. This will ensure the development will preserve the character and appearance of the host property and conservation area, as the loss of this characteristic would be harmful.



Figure 1: Existing front elevation

4.5 At ground floor on the rear elevations and the side elevation (facing No.261 Goldhurst Terrace) of the existing rear extension the fenestration will be replaced with full height aluminium double doors and a window. Given its location to the rear and lower level with no public views, this replacement fenestration is not considered harmful.

4.6 Overall, the design, scale and detailed design is considered to be acceptable subject to the replacement window condition, it is not considered to harm the character and appearance of the host building nor the wider area or the South Hampstead Conservation Area to an extent that warrant a reason for refusal.

5. Neighbour Amenity

5.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

5.2 It is noted that the No. 257 has side windows facing onto the proposed terrace at ground floor level and the increase in height of the existing rear extension. There is also a 2m wide gap between the two properties. These windows appear to be secondary windows, with the primary source of outlook and light appearing to be to the front and rear of this property. To protect their privacy a 1.7m high privacy screen would be required along this boundary, details and its installation would be secured by condition. It is acknowledged that the proposal with the required privacy screen may result in a marginal loss of light to these windows, but given the siting and abundance of the other windows

and the existing separation gap this would not be to the extent that would warrant a reason for refusal.

5.3 The host property has a large rear garden, and the rear terrace is not creating additional amenity space so it is considered that the new terrace is unlikely to give rise to additional harmful noise and disturbance in this context.

5.4 On the side elevation of the existing extension facing No.261, the two existing windows would be replaced with a larger full height window. There is a significant gap of 5.3m to the boundary of No.261 and it would not face directly onto any of the windows in their extension. While the window is larger, it is unlikely to raise to harmful overlooking to an extent that warrants a reason for refusal.

5.5 At ground floor the replacement doors and remaining windows across the property would have a similar outlook the existing and would not cause privacy issues.

5.6 The proposed development is not considered to lead to a significant adverse impact upon the amenities of any neighbouring residents. The development is thus considered to be in accordance with planning policy A1 of the Camden Local Plan

6. Recommendation

6.1 Grant 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 Tuesday 19th June 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 and search for 'Members Briefing'.

Application ref: 2022/5628/P
Contact: Sofie Fieldsend
Tel: 020 7974 4607
Email: Sofie.Fieldsend@camden.gov.uk
Date: 13 June 2023

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

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www.camden.gov.uk

Mr George Omalianakis
86-90 Paul Street
London
EC2A 4NE
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**259 Goldhurst Terrace
London
Camden
NW6 3EP**

DECISION

Proposal:

Amalgamation of the top two flats to create 1no. flat across the upper floors and 1no. flat on the ground floor; associated internal and external alterations including the creation of a new rear terraced area and the replacement of all windows with new windows to match the existing.

Drawing Nos: 2220 00; 2220 01; 2220 02; 2220 03; 2220 04; 2220 05; 2220 06; 2220 07; 2220 08; 2220 09; 2220 41; 2220 42; 2220 43; 2220 44; 2220 45; 2220 46; 2220 47; 2220 48; 2220 49 (all received 31/5/23) and SASH Weights 51/100 (100).

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:

2220 00; 2220 01; 2220 02; 2220 03; 2220 04; 2220 05; 2220 06; 2220 07; 2220 08; 2220 09; 2220 41; 2220 42; 2220 43; 2220 44; 2220 45; 2220 46; 2220 47; 2220 48; 2220 49 (all received 31/5/23) and SASH Weights 51/100 (100).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Notwithstanding any indication given on the approved plans and drawings, any replacement windows on the front elevation shall be finished in a double glazed like-for-like replacement of the design as currently exists.

Reason: To safeguard the appearance of the building and the character of the area in accordance with policies D1 and D2 of the Camden Local Plan 2017.

- 5 The rear paving hereby approved shall be permeable and maintained in line with manufacturers guidance thereafter.

Reason: To reduce the rate of surface water run-off from the development in accordance with Policies CC1, CC2, CC3 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) 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.

DRAFT

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

DECISION