

Application ref: 2019/3164/P
Contact: Mark Chan
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Date: 21 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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PAD
4 Abbot's Place
London
NW6 4NP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

28 Goldhurst Terrace
London
NW6 3HU

Proposal: Conversion of 2 x self-contained flats at ground and lower ground floor into 1 x 3 bedroom maisonette; erection of single storey rear extension and the use of its roof as a terrace; installation of a glass balustrade and new staircase to lower ground level; replacement of existing rear upper ground floor window with timber doors; and realignment of rear ground floor window.

Drawing Nos: LOC.00, PSP.00, Design and Acces Statement, PLM.01, PLM.02, PLM.03, EX.01, EX.02, EX.03, EX.04 and EX.05

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 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.

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

Drawing Nos: LOC.00, PSP.00, Design and Access Statement, PLM.01, PLM.02, PLM.03, EX.01, EX.02, EX.03, EX.04 and EX.05 (Last received 19/06/2019)

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

- 4 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

An identical planning application was made and approved in 2016 (2016/0982/P) and the applicant is now seeking to renew the permission.

The proposed single storey rear extension, roof terrace, balustrade and staircase are almost identical in scale and design to development previously approved at the application site under reference 2019/3154/P and 2015/6662/P. The proposed extension would be a subservient addition to the property and built in materials that would respect the existing rear elevation. Located to the rear of the building at lower ground floor level, it would not be widely visible and its bulk and design would sit comfortably with the host building, ensuring the preservation of the character and appearance of the South Hampstead Conservation area.

Given the location and sitting of the terrace and the fact that a ground floor rear window already exist on the southern side of the property, it is not considered to give rise to any significant increase in overlooking or loss of privacy at No.

30 Goldhurst Terrace. It is also not considered to have any detrimental impact on the residential amenity of neighbouring properties on either side in terms of loss of sunlight/daylight and outlook.

Policy H3 generally advises against the net loss of two or more properties in Camden. However, as this application proposes the loss of only one unit, it is not considered that the proposal would result in demonstrable harm to the housing stock in the borough. Furthermore, it is not considered that there would be any negative impact on the existing levels of residential amenity experienced by surrounding occupiers and the proposal is therefore considered acceptable.

As the proposal would result in a decrease in the number of housing units it is considered that a car-free development would not be required in this instance as it is envisaged that there will be no increase in car parking levels at the site.

Given that there is a lime tree in front of the front garden that is subject to a Tree Protection Order, a condition is attached to protect the tree from undue damage.

No objections have been received prior to making this decision. The planning history of the site and surrounding area has been taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, H3, H7, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the provisions of the National Planning Policy Framework 2019.

- 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 London Borough of Camden 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 at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> 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 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer