

Mr Yane Panovski
PAD
4 Abbot's Place
London
NW6 4NP

Application Ref: **2016/0982/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

1 April 2016

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: EX.01, EX.02, EX.03, EX.04, EX.05, PLM.01, PLM.02, PLM.03, LOC.00, PSP.00 and Design & Access Statement dated February 2016.

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: EX.01, EX.02, EX.03, EX.04, EX.05, PLM.01, PLM.02, PLM.03, LOC.00, PSP.00 and Design & Access Statement dated February 2016.

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

Informative(s):

- 1 Reasons for granting 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 on 15/02/2016 under reference 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.

The terrace is not considered to have any detrimental impact on the residential amenity of neighbouring occupiers in terms of loss of sunlight/daylight and outlook and would not lead to any significant increase in overlooking or loss of privacy.

DP2 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.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP2, DP5, DP18, DP19, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 47-55, 56-68 and 126-141 of the National Planning Policy Framework.

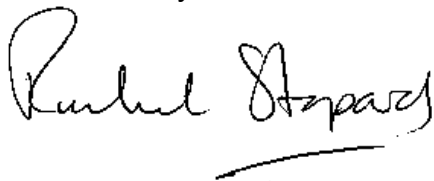
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

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

Yours faithfully



Rachel Stopard

Director of Culture & Environment