

Application ref: 2023/3022/P
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Date: 16 November 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Mr Selvin Hayden
15 Montrave Road
London
SE20 7BS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C 2nd Floor
77 Goldhurst Terrace
London
NW6 3HA

Proposal:

Erection of hip-to-gable roof extension, erection of rear dormer, and replacement of front rooflight.

Drawing Nos:

Design and Access Statement; Site Location Plan; 001; 002 Rev A; 003 Rev A; 004; 005; 006 Rev A; 007.

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: Design and Access Statement; Site Location Plan; 001; 002 Rev A; 003 Rev A; 004; 005; 006 Rev A; 007.

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 The rooflight to the front roof slope, as shown in the approved drawings refs. '003 Rev A', '004', '005', and '006 Rev A', shall be conservation grade and flush with the roof slope.

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 application site is a two-storey flat located within a four-storey building (including a loft floor) on the east side of Goldhurst Terrace. It is proposed to erect a hip-to-gable roof extension and install a rear dormer, in doing so creating further habitable space for the flat at loft level.

The proposed hip-to-gable extension would be an acceptable alteration to the property that is sensitive to the established roof forms within the terrace of buildings. Although there are hipped roofs within the terrace, the breaks are not at consistent intervals, and there are a number of approved gabled roofs along Goldhurst Terrace. The prevailing character of the area comes from the terraced properties rather than the roof form, and the hipped roofing is not considered to read as an important part of the composition, particularly from street level. The change from hipped to gabled roof would therefore not be breaking an established pattern of development in the roofline, so would be considered to be an architecturally sympathetic change to the character and age of the building. It should also be noted that hip-to-gable extensions in the immediate vicinity have been recently approved, such as at no.93 Goldhurst Terrace.

The rear dormer has been reduced in size slightly following officer comments, and has been amended so that the distances from the dormer edge to the gable end and party wall are equal. The dormer is set at least 0.5m away from the eaves, gable end, and party wall, though is close to the roof ridge. Although this would not ordinarily be the desired design for dormers, it is broadly acceptable given the context of the area and surrounding buildings. Most of the

dormers within this row of houses start at or close to the roof ridge, so it would be of a similar design and scale to several others within the terrace and on the wider street. As such, it would resemble the established pattern of development along this roofline and would not be considered harmful. The reduced width would ensure that the rear dormer is subservient to the roof slope, and the rooflights to the front elevation and roof of the dormer would be small in scale and be appropriate additions to the building. Design features such as timber-framed sash windows, tiling matching the existing roof, and rooflights flush with the roofslope would help ensure that the development would preserve the character and appearance of the conservation area.

The proposals result in modest additional bulk at roof level that would not unacceptably overshadow neighbouring properties or result in an unacceptable overbearing or enclosing impact. The rear dormer would not result in any harmful overlooking impacts. As such, it is not considered that there are any harmful impacts on neighbouring amenity.

No objections were received prior to making this decision. The site's planning history 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 A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the National Planning Policy Framework 2023 and the London Plan 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 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.

- 4 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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



Daniel Pope
Chief Planning Officer