

Application ref: 2023/4970/P  
Contact: Lauren Ford  
Tel: 020 7974 3040  
Email: [Lauren.Ford@camden.gov.uk](mailto:Lauren.Ford@camden.gov.uk)  
Date: 21 February 2024

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Newman Zieglmeier  
99  
Chamberlayne Road  
LONDON  
NW10 3ND  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**57 Goldhurst Terrace  
London  
NW6 3HB**

Proposal:Rear dormer extension, 3x roof lights to front roof slope and 2x roof lights on outrigger, alterations to existing basement entrance in front and rear garden, and new doors and windows to replace existing windows to rear and side elevation.

Drawing Nos: GT.OB.01, GT.EP.00, GT.EP.01, GT.EP.02, GT.EP.03, GT.EP.04, GT.EP.05, GT.PP.00, GT.PP.01 (31/01/2024), GT.PP.02 (31/01/2024),, GT.PP.03 (31/01/2024),, GT.PP.04 (31/01/2024),, GT.PP.05 (31/01/2024),, GT.PE.01 (31/01/2024),, GT.PE.02 (31/01/2024),, GT.PS.01 (31/01/2024),, GT.PS.02 (31/01/2024),.

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 GT.OB.01, GT.EP.00, GT.EP.01, GT.EP.02, GT.EP.03, GT.EP.04, GT.EP.05, GT.PP.00, GT.PP.01 (31/01/2024), GT.PP.02 (31/01/2024),, GT.PP.03 (31/01/2024),, GT.PP.04 (31/01/2024),, GT.PP.05 (31/01/2024),, GT.PE.01 (31/01/2024),, GT.PE.02 (31/01/2024),, GT.PS.01 (31/01/2024),, GT.PS.02 (31/01/2024),.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three storied terraced house located on the eastern side of Goldhurst Terrace. The site is within the South Hampstead Conservation Area

Following officer comments, the rear dormer has been reduced in size, and its design amended so that it is set in further from the size elevations. The dormer is subservient to the roof slope, and is consistent with the established pattern of development in this area which comprises a number of rear dormers. Overall the dormer broadly complies with the guidance within the CPG Home Improvements.

The front rooflights have also been reduced in scale following officer comments. Both the front rooflights and two rear rooflights proposed would be conservation style, are relatively small in scale and are appropriate additions to the building that would be subordinate to the roofslope.

The proposal includes new bi fold doors at ground floor level which have been designed to match the existing doors and are appropriate. The proposal also involves the removal of the basement entrance in the front and rear garden which is acceptable, with the opening to be covered with pavers that match the surrounding pavers.

The reinstatement of the existing blind windows at first and second floor levels is acceptable, as are the changes to the basement entrance.

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.

Given the nature, scale and location of the proposals, they would not result in any harmful impacts on neighbouring amenity. The proposal results in modest additional bulk and roof level that would not unacceptably overshadow neighbouring properties or result in an unacceptable overbearing or enclosing impact, or in any harmful overlooking impacts. The proposed bifold doors would be located in the area of existing doors and windows and would be sufficiently offset from the boundary with No. 59 to ensure no amenity related effects.

No objections were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when making this decision.

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 London Plan 2021 and the provisions of the National Planning Policy Framework 2023.

- 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, 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 (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-householder-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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer