

Mr Fred London
JTP
23-25 Great Sutton Street
London
EC1V 0DN

Application Ref: **2016/6690/P**
Please ask for: **Kate Henry**
Telephone: 020 7974 **2521**

20 January 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
18 Goldhurst Terrace
London
NW6 3HU

Proposal: Installation of a balcony to the rear of the building at first floor level and replacement of an existing window with a door to access new balcony

Drawing Nos: 00917B_000 Rev P01; 00917B_001 Rev P01; 00917B_002 Rev P04.

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: 00917B_000 Rev P01; 00917B_001 Rev P01; 00917B_002 Rev P04.

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 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.

Informative(s):

- 1 Reasons for granting

Planning permission was previously granted for a rear balcony with an external staircase to garden level ref: 2015/4321/P. This application differs insofar as the staircase is omitted and the shape of the balcony has been altered.

The proposed balcony would be sited at the rear of the host building where it would not be visible in the public realm. On balance, it is considered that the proposal would respect and preserve the original design of the host building and the historic pattern and established townscape of the surrounding area.

The enlargement of the window opening to create a doorway has already been established as acceptable. The works would not detract from an established pattern of fenestration at the building and the opening would retain the same width.

The proposal would not cause unacceptable loss of amenity to neighbouring or nearby residential properties. The balcony would be sited directly above an upper ground floor window at the lower flat, which serves a bathroom. On the basis that this window does not serve a habitable room and features obscured/stained glass, the impact in terms of loss of daylight/sunlight or loss of outlook is considered acceptable.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with Policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and Policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

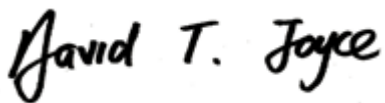
- 2 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.
- 3 Noise from demolition and construction works is subject to control 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 Noise and Licensing Enforcement Team, 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.

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



David Joyce
Executive Director Supporting Communities