

Application ref: 2024/1724/P
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Date: 27 June 2024

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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EMGA Limited
Flat 27, Egret Heights
Waterside Way
London
N17 9GJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
190 Flat 1
Goldhurst Terrace
London
Camden
NW6 3HN

Proposal:
Replacement of existing conservatory with a Single storey rear extension and new replacement window on the side elevation.

Drawing Nos: Design & Access Statement 1st May 2024, GT22-L-01, GT22-EX-E-01, GT22-EX-E-02, GT22-EX-P-01, GT22-GA-E-02, GT22-GA-P-01 Rev A.

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 & Access Statement 1st May 2024, GT22-L-01, GT22-EX-E-01, GT22-EX-E-02, GT22-EX-P-01, GT22-GA-E-02, GT22-GA-P-01 Rev A.

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 Prior to commencement of development, full details in respect of the living roof [as shown on drawing GT22-GA-P-01 Rev A] shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance

- ii. sections at a scale of 1:20 with manufacturer's details demonstrating the construction and materials used

- iii. full details of planting species and density

The living roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies CC1, CC2, CC3, D1, and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

2 Reasons for granting permission.

The application site is located on the northern side of Goldhurst Terrace and is within the South Hampstead Conservation Area.

The proposed works would involve a single storied rear extension and new replacement window on the side elevation. The extension would have a flat roof, rooflight and green roof. The proposed materials include painted render.

The proposed extension would replace an existing conservatory. The proposed extension would be sized, designed and located appropriately, such that it would preserve the character and appearance of the host building and conservation area. The extension would not be visible from the street, is similar in size to the existing structure that it would replace, does not extend any further to the rear than the existing structure, and is therefore considered subordinate to the building being extended. The render walls are considered acceptable in this instance given the materials of the existing structure which it would replace.

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.

A green roof is proposed, which is a positive and a condition has been attached to secure details of the green roof.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of daylight, sunlight, outlook or noise. The rear extension single storied, and located at ground floor level. The new door on the side elevation would not result in any unacceptable amenity related effects given its distance from adjoining properties.

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

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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) 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 2023.

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