

Application ref: 2024/2799/P
Contact: Henry Yeung
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Date: 13 August 2024

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

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planning@camden.gov.uk

www.camden.gov.uk/planning

Ungar Architects Ltd.
58 Acacia Rd.
London
NW8 6AG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

159 Flat A
Goldhurst Terrace
London
NW6 3EU

Proposal: Erection of a single-storey rear extension with a new patio and alterations to the rear elevation, following the demolition of the existing ground floor rear conservatory.
Drawing Nos: Location plan; 142-A-RP-EXTG-Rev:A (Existing Roof Plan); 142-A-GFP-EXTG-Rev:A (Existing Ground Floor Plan); 142-A-ELEVS-EXTG-Rev:A (Existing Elevation); 142-A-SEC-EXTG-Rev:A (Existing Section); Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012); (Design & Access Statement 159A Goldhurst Terrace), NW6 3EU 142_DAS Rev A: 142-A-ELEV Rev:B (Proposed Elevations); 142-A-GFP Rev;A (Proposed Ground Floor Plan); 142-A-RP Rev;A (Proposed Roof Plan); 142-A-ELEV Rev;A (Proposed Elevation); 142-A-SEC Rev;A (Proposed SECTION).

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:

Location plan; 142-A-RP-EXTG-Rev:A (Existing Roof Plan); 142-A-GFP-EXTG-Rev:A (Existing Ground Floor Plan); 142-A-ELEVS-EXTG-Rev:A (Existing Elevation); 142-A-SEC-EXTG-Rev:A (Existing Section); Arboricultural Impact Assessment Method Statement & Tree Protection Plan (to BS:5837 2012); (Design & Access Statement 159A Goldhurst Terrace), NW6 3EU 142_DAS Rev A: 142-A-ELEV Rev:B (Proposed Elevations); 142-A-GFP Rev;A (Proposed Ground Floor Plan); 142-A-RP Rev;A (Proposed Roof Plan); 142-A-ELEV Rev;A (Proposed Elevation);142-A-SEC Rev;A (Proposed SECTION);

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 flat roof of the single storey rear extension approved under 2024/2461/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1, D1 and D2 of the Camden Local Plan 2017.

- 5 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled "Arboricultural Impact Assessment, Method Statement & Tree Protection Plan" by Trevor Heaps Arboricultural Consultancy Ltd dated March 2024 ref. TH4609. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with Appendix 3 of the approved report.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the Camden Local Plan.

- 6 Application for approval of details shall be made to the local planning authority not later than three years from the date of this permission.

Reason: In order to comply with the provisions of Section 92 of the Town and Country Planning Act 1990 (as amended).

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, or, prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation. It is reminded that details of at least one replacement tree of a species, size and location to be agreed with the council's tree and landscape officer.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is for the erection of a single-storey rear extension with a new patio and alterations to the rear elevation, following the demolition of the existing ground floor rear conservatory. The application site is located on the southern side of Goldhurst Terrace and comprises a large, four-storey mid-terrace building in use as flats. The property is not listed, but it is located within the South Hampstead Conservation Area. The existing single-storey rear extension measures 3.8m in depth and was used for the rear kitchen and dining room. The proposed extension would have a maximum depth of 6 metres and a maximum height of 3 metres (2.6 metres at the eaves level facing No. 157 Goldhurst Terrace) and would be used for a new habitable room.

The proposed single-storey ground floor rear extension and patio are considered to represent a proportionate addition that would not harm the character and setting of the host and neighbouring properties. The extension would be similar in size to several neighbouring extensions in the immediate area. Furthermore, the use of white aluminium-framed doors and windows, conservation-style rooflights, a slate roof, and matching London stock bricks would ensure that the extension's appearance complements the existing property while allowing for legibility between the original building and the extension. The installation of aluminium sliding doors to the rear elevation of the existing closet wing is considered minor and will not unduly harm the character of the host building or the wider Conservation Area.

The single-storey height of the extension and the use of materials to match the main house means it would appear as a subordinate addition to the rear of this property, which is an important part of the character and appearance of the Conservation Area. This rear extension would have a very limited impact on local character given that it would not be significantly visible from outside of the

application site, and not at all from public areas. Furthermore, other extensions of a similar size and scale have been built in the local area, and as mentioned above, the size, scale, and materiality of the extension mean it would appear as a subordinate addition to the main house. As such, it is considered that the proposed works would preserve the character and appearance of the host property and the South Hampstead Conservation Area. The application is therefore considered appropriate from a design and heritage perspective.

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.

The proposed rear extension is not expected to cause any undue harm to the amenity space of No. 157 Goldhurst Terrace and No. 161 Goldhurst Terrace, as the existing tree hedges along the boundary have already affected the daylight impact. No windows are proposed along the side flank elevation. Thus, given the orientation, modest height, and lack of side windows, it is not anticipated that the extension would negatively impact the amenity of neighbouring properties with regards to loss of daylight/sunlight, outlook, or privacy. No other neighbouring properties are considered to be impacted by the proposed development. A condition will be placed on the application to ensure the flat roof will not be used as a terrace. The amenity of the neighbouring properties would therefore be respected in terms of a loss of day/sunlight, outlook, privacy, and noise disturbance.

- 2 The scheme involves the removal of T1, a small Category C (low quality) elder tree growing close to the boundary. This tree is of low visibility from the public realm and does not significantly contribute to the character or appearance of the conservation area. The loss of amenity and canopy cover could be mitigated through replacement planting. The impact on the trees to be retained is considered acceptable and within tolerable limits, with the provided tree protection details deemed sufficient to ensure adequate protection in accordance with BS5837:2012. Conditions have been included in the decision notice to secure the tree scheme.

The Combined Residents Associations of South Hampstead (C.R.A.S.H.) and the conservation officer were consulted and initially submitted an objection letter regarding the design. Amendments were sought to use render only on the bedroom side (to reduce the amount of this finish used and visually break up the rear elevation) and to use painted white brickwork. They reviewed the revised design and raised no further objections. No additional comments were received following statutory consultation. The planning and appeals history of the site has been taken into account when making this decision.

As this application relates to a householder development, the proposal is considered to be exempt from the Biodiversity Net Gain requirements set out within Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

As such, the proposed development is in general accordance with policies A1 and D1 of Camden's Local Plan (2017), the London Plan (2021) and the

National Planning Policy Framework (2023).

- 3 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).
- 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.

- 5 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.
- 6 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 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer