

Application ref: 2024/3256/P
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Date: 24 September 2024

Development Management
Regeneration and Planning
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uksmartbuild.com ltd
14 Bittacy Hill
London
NW7 1LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

57 Goldhurst Terrace
London
NW6 3HB

Proposal:

Erection of a single storey side and rear infill extension and replacement of a ground floor side door with bi-fold doors.

Drawing Nos: 02.Rev.a; 01.Rev.a; 06.Rev.a; 04.Rev.a; 03.Rev.a; 05.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:

02.Rev.a; 01.Rev.a; 06.Rev.a; 04.Rev.a; 03.Rev.a; 05.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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reason for granting permission:

Permission is sought for a single storey side and rear infill extension and replacement of a ground floor side door with bi-fold doors. The proposed extension will have a modest depth of approximately 4.77m and would not extend to the full depth of the existing 3-storey rear closet wing. The proposed scale of the infill extension is considered subordinate to the host dwelling and the surrounding area. Single storey side and rear extensions in various scales are present at No.49, 61, 63, 65 and 67 Goldhurst Terrace which form part of the same terrace. Sufficient outdoor amenity space would be retained. Proposed materials of the extension including brickwork and roof tiles would match the existing dwelling. The proposed extension and the replacement side doors would be screened from the street and would not be visible in any public view or from the street. Overall, the proposed extension and the replacement side doors would not be considered to detract from the character and appearance of the host property, the terrace of which is forms a part or South Hampstead Conservation Area.

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 extension is modest in scale and would have a sloping roof lowering to an eaves height of approximately 2.24m to the boundary. Given the modest scale of the proposed infill extension, it is not considered to have a harmful impact on any neighbour's amenity in terms of loss of light, privacy or outlook. The proposed replacement side door would not result in any undue residential amenity impact above the existing. Overall, these proposed works are considered acceptable and would not result in any undue amenity impact to the neighbours.

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).

No objections were received following statutory consultation. 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 London Borough of Camden Local Plan 2017, the London Plan 2021 and 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) 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer