

Application ref: 2025/0899/P  
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**Development Management**  
Regeneration and Planning  
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North Avenue Designs Ltd.  
104 Chanctonbury Way  
London  
n12 7ab  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**

**68 Goldhurst Terrace**

**London**

**Camden**

**NW6 3HT**

Proposal:

Erection of a rear single storey ground floor extension and replacement of windows at front with timber framed double glazed units.

Drawing Nos: B. EX.0.1, B. EX.0.2, B. EX.2.1, B. EX.2.4, B. EX.3.1, B. EX.3.2, B. EX.3.3, B. EX.3.4, B. EX.4.1, B. EX.4.2, D.PR.01, D.PR.2.1, D.PR.2.1a, D.PR.2.4, D.PR.3.1, D.PR.3.2, D.PR.3.3, D.PR.3.4, D.PR.4.2, Tree Survey and Arboricultural Impact Assessment by GHA Trees Arboricultural Consultancy dated 14 February 2025 ref. GHA/DS/160333:25, Design and Access Statement.

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: B. EX.0.1, B. EX.0.2, B. EX.2.1, B. EX.2.4, B. EX.3.1, B. EX.3.2, B. EX.3.3, B. EX.3.4, B. EX.4.1, B. EX.4.2, D.PR.01, D.PR.2.1, D.PR.2.1a, D.PR.2.4, D.PR.3.1, D.PR.3.2, D.PR.3.3, D.PR.3.4, D.PR.4.2, Tree Survey and Arboricultural Impact Assessment by GHA Trees Arboricultural Consultancy dated 14 February 2025 ref. GHA/DS/160333:25, Design and Access Statement.

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 the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the document entitled "Tree Survey and Arboricultural Impact Assessment" by 'GHA Trees Arboricultural Consultancy dated 14 February 2025 ref. GHA/DS/160333:25. 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 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.

- 5 Before the relevant part of the work is begun, detailed drawings, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including elevations at 1:10 and joinery sections at 1:1 of the replacement windows to the front elevation. The relevant part of the works shall be carried out in accordance with the details thus approved.

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 proposal involves the removal of an existing conservatory and the erection of a single storey ground floor extension and replacement of windows at front with timber framed double glazed units. The property is a three-storey mid-terrace dwelling subdivided into flats, it is not listed but it is within the South Hampstead conservation area.

Currently the property has a conservatory at the rear projecting approximately 2.5m and a single storey outrigger that projects 3.5m. These works involve the replacement of the conservatory extension.

It is proposed to erect a mono-pitch rear extension with a parapet surround the same width as the existing conservatory but 1.0m deeper, to be flush with the existing rear outrigger projection.

The extension measures approximately 3.5m deep, 3.8m wide and 3.3m high to the top of the parapet. The existing conservatory measures approximately 2.5m deep, 3.8m wide with a max height of 3.3m with a sloping roof. The proposed extension would be marginally deeper than the existing conservatory in footprint but would be set level with the rear elevation of the existing outrigger and the height would be less than the existing outrigger. The extension will be finished in brick to match the existing property and there will be two rooflights inserted in the flat roof. Sufficient garden space will be maintained. One elder will be removed from the rear garden to facilitate the works and conditions are proposed to retain and protect the existing tree planting within the garden.

It is also proposed to replace the existing timber framed windows on the front elevation with double glazed timber frame replacements and these details will be conditioned.

The rear extension's location, materials, design and scale ensures that it does not appear as a dominant addition at the rear of the property. The extension would appear level with the existing rear extension in depth and lower in height. The design of the proposed extension is therefore considered to be subservient to the original dwelling and would result in the enhancement of the character and appearance of the conservation area in this mid-terrace location. The extension is not considered to give rise to any overlooking concerns, or any additional loss of daylight compared to the existing conservatory due to it being similar in bulk, massing and siting. Due to the nature of the external works, it is considered that the proposal would not result in any undue harm to the amenities of neighbouring occupiers.

It was originally proposed for the extension to project 0.65m beyond the depth of the existing rear extension however following concerns over the depth impacting negatively on the character and bulk of the property and its conservation area setting amended plans were submitted showing the depth of the proposed extension reduced to match that of the existing extension.

One objection was received from a neighbouring property during the determination process stating that the works would cause disturbance and structural issues to their flat above the application site. These points are noted

but are considered to be civil matters that are not within the remit of the planning system.

Hampstead CAAC were notified and did not comment. The Combined Residents Association of South Hampstead did not object but did comment that while the D&A notes that they will be replaced to match the existing design the plans submitted do not state this. CRASH would like to see this as a condition of permission if granted for this application. This comment is noted and a condition requiring details of the replacement front windows is included.

The planning history of the site and surrounding area were taken into account when coming to this decision.

- 2 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 2024.

- 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 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.
- 5 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.

## 6 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because the planning permission is a minor application within exemption threshold.

### ++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a "Biodiversity Gain Site".
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

## 7 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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