

Mr Ian Hossack
A3 Associates
16 Daisy Lane
London
SW6 3DD

Application Ref: **2012/2911/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

27 July 2012

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
253 Goldhurst Terrace
London
NW6 3EP

Proposal:

Excavation at basement level for the provision of an enlarged extension between basement and ground floor level throughout the footprint of existing building, installation of new balustrade and door to create raised roof terrace to the rear ground floor elevation and new obscured window to the side elevation in connection with the use as residential flats (Class C3).

Drawing Nos: 1058 PL 01; PL 02; PL 03; PL 04; Screening and scoping proposal produced by First Steps Ltd dated 31/10/2011; Design and Access Statement produced by A3 Associates (including addendum to Screening and Scoping document produced by First Steps Ltd).

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 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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

1058 PL 01; PL 02; PL 03; PL 04; Screening and scoping proposal produced by First Steps Ltd dated 31/10/2011; Design and Access Statement produced by A3 Associates (including addendum to Screening and Scoping document produced by First Steps Ltd).

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Notwithstanding the details shown on drawing no: 1058 PL 04 the use of the raised rear upper ground floor external terrace adjacent to no. 255 Goldhurst Terrace hereby approved shall not commence until a 1.7m high timber close boarded fence has been constructed. The screen shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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 Compliance and Enforcement team [Regulatory Services], 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.

3 Reasons for granting permission.

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 (Managing the impact of growth and development); CS14 (Promoting high quality places and conserving our heritage) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP22 (Promoting sustainable design and construction); DP24 (Securing high quality design); DP25 (Conserving Camden's Heritage); DP26 (Managing the impact of development on occupiers and neighbours); DP27 (Basements and lightwells). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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