

Mr Philip Roys
Philip Michael Roys Architect RIBA
2B Falkland Road
Kentish Town
London
NW52PT

Application Ref: **2015/1172/P**
Please ask for: **Michael Cassidy**
Telephone: 020 7974 **5666**

21 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
87 Goldhurst Terrace
London
NW6 3HA

Proposal:
Erection of ground floor side/rear extension to residential property.

Drawing Nos: PMRCA/87GT-SYI:10 Revision 02, PMRCA/87GT-SYI:11 Revision 02, PMRCA/87GT-SYI:12 Revision 02, PMRCA/87GT-SYI:13 Revision 02, PMRCA/87GT-SYI:14 Revision 02, PMRCA/87GT-SYI:15 Revision 02, PMRCA/87GT-SYI:16 Revision 02, PMRCA/87GT-SYI:17 Revision 02, PMRCA/87GT-SYI:18 Revision 02, PMRCA/87GT-SYI:19 Revision 02, PMRCA/87GT/DSA-02 Revision 02 and PMRCA/87GT/HS-02 Revision 02.

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 shall be carried out in accordance with the following approved plans: PMRCA/87GT-SYI:13 Revision 02, PMRCA/87GT-SYI:14 Revision 02, PMRCA/87GT-SYI:15 Revision 02, PMRCA/87GT-SYI:16



Revision 02, PMRCA/87GT-SYI:17 Revision 02, PMRCA/87GT-SYI:18 Revision 02, PMRCA/87GT-SYI:19 Revision 02, PMRCA/87GT/DSA-02 Revision 02 and PMRCA/87GT/HS-02 Revision 02.

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

- 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 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

- 3 Only the area specifically shown on the plans hereby approved as an external terrace shall be used for such purposes; and no other flat roofed areas shall be used as a roof terrace, and any access out onto these areas shall be for maintenance purposes only.

Reason: In order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises in accordance with the requirement of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The ground floor extension has been erected infilling an area to the side of the existing ground floor rear part of the building and the northern boundary with the flats at No.85 Goldhurst Terrace. It has a flat roof with five roof lights serving a new kitchen area and is to be finished in render.

The extension extends 7.7m to the rear to line up with the existing single storey rear part of the property. At 3.3 metres in height, it is similar in height to the existing rear part of the property and that of the neighbouring property, No.89 Goldhurst Terrace, to the south. It sits comfortably with the host building being subservient in scale, extending no further to the rear than the existing single storey rear part of the property and designed to match in height. The extension retains a useable amount of garden area for the occupiers of the property to the rear and is not readily visible from the wider public realm. By reason of its design, scale and siting, the extension has no adverse impact on the character or appearance of the host building, street scene or the South Hampstead Conservation Area.

With respect to the nearest neighbouring residential properties, the extension does

not extend beyond the existing single storey rear part of the flats at No.89 Goldhurst Terrace and at its closest point with the flats at No.89 Goldhurst Terrace, it is set below the height of the 2 closest windows with a garage parking area being present at ground floor level. Given its siting, scale and design, the extension does not therefore significantly harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, loss of outlook, privacy, light spill or added sense of enclosure.

26 neighbours were consulted. A site notice was also displayed on 11th March 2015 and an advert was placed in the Ham and High on 12th March 2015. No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 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 CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 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 6941).
- 3 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.
- 4 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed CIL charge will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please refer to the information on the Camden website which may be accessed via the following link: http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from the planning portal;
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to CIL@Camden.gov.uk

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment