

Mr Desmond Banks  
126 Oxford Gardens  
London  
W10 6LY

Tel 020 7974 4444  
Textlink 020 7974 6866

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Application Ref: **2015/1449/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

1 May 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**48 Goldhurst Terrace**  
**London**  
**NW6 3HT**

Proposal:  
Conversion of roof space to habitable accommodation and erection of a rear dormer.  
Drawing Nos: Design & Access Statement, Location Plan, Drg 04, Drg 05, Drg 06, Drg 07,  
Drg 08, Drg 04E, Drg 05E, Drg 06E, Drg 07E

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 Drg 04E, 05E, 06E & 07E

Reason:

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

Informative(s):

- 1 Reasons for Approval

The proposed rear dormer and loft conversion to habitable accommodation would result in the creation of two additional bedrooms on the second floor of the building. The converted loft space would then be the primary living space and 2no roof lights inserted to the front roof elevation. The proposed rear dormer would have a flat roof and a small rear terrace attached set back from the roof edge. The dormer is modest in size and not considered to dominate the rear roof plane.

The majority of the properties on Goldhurst terrace have extended the rear roof plane using a flat dormer. The adjacent property No 46 was approved for a similar dormer in 2014 (2014/4412/P) and flat roof rear dormers are present on no's 50 (Ref 19193 - Approved 1974), 52 (Ref PW9702369 Approved 1997) and 44 (Ref 8803746 Approved 1988). The presence of a flat roof dormer is now an established feature and style of the rear elevations of Goldhurst terrace.

The proposal for an additional flat dormer, less visually disruptive than its neighbours, is considered acceptable meeting guidance in CPG1. The harm to the South Hampstead Conservation Area would be negligible and no discernible harm to the neighbouring amenity in terms of overlooking, privacy or overshadowing would be caused.

Neighbouring properties have been consulted, a site notice displayed and a public notice published in the local press. No objections have been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. 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 Area Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development would not harm the character and design of the site within its location and is considered to accord 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; 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.

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



Ed Watson  
Director of Culture & Environment