

Mr Robert Shaw
Roscrowden Ltd
Roscrowden
Frankley Lodge Road
Birmingham
West Midlands
B31 5PX

Application Ref: **2015/5172/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

8 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
99 Goldhurst Terrace
London
NW6 3HA

Proposal:

Loft conversion involving 2 no. front rooflights, 1 no. rear rooflight and 1 no. rear dormer window; creation of 3rd floor roof terrace with metal railings above existing rear extension
Drawing Nos: PD15154 - PB; PD15154 - EB; PD15154 - 01; PD15154 - 02; GT1; GT2; GT3; GT4

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 policies 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: PPD15154 - PB; PD15154 - EB; PD15154 - 01; PD15154 - 02; GT1; GT2; GT3; GT4.

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

Informatives:

- 1 Reasons for granting permission

The proposed rear dormer would appear subordinate in scale to the host building and it would not interrupt an unbroken roof slope, as the neighbouring property to the south, No. 101, has a rear dormer, and planning permission has been granted for a rear dormer (of similar design to this application) at the neighbouring property to the north, No. 97. The plans have been amended during the course of the application to reduce the scale of the proposed dormer and omit the Juliet balcony and external staircase to the roof terrace. Furthermore, the top of the dormer has been set down from the main ridgeline.

The proposed rooflights are modest in scale and would be similar in appearance to those at the neighbouring buildings. The proposed 3rd floor roof terrace would be similar in appearance to others in the street. The plans have been amended so that the roof terrace would be set in from the edges of the roof, in order to limit overlooking to neighbouring residential properties.

The proposal would not cause undue harm to the visual and residential amenities of nearby and neighbouring properties by way of loss of privacy, outlook or sunlight/daylight.

Neighbouring occupiers were consulted on the application. Two objections have been received prior to making this decision which have been duly taken into account prior to making this decision. The application 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and

Regulatory Reform Act (ERR) 2013.

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; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

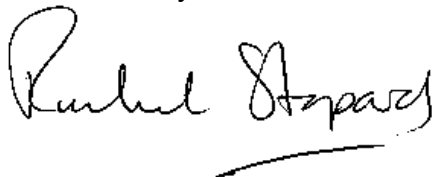
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Rachel Stopard
Director of Culture & Environment