

Mr Barry McRobb
A.J Ferryman & Associates
128 High Street
Hertfordshire
WD23 3DE

Application Ref: **2015/5951/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

31 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
97 Goldhurst Terrace
London
NW6 3HA

Proposal:

Erection of a rear dormer roof extension, replacement of the existing timber sash single glazed windows with double glazed timber sash windows to the front and rear elevation at second floor level and installation of 2 x Velux windows to the front elevation to provide ancillary residential floorspace at roof level.

Drawing Nos: 215118/01, 20215118/02 REVD, 20215118/03, 20215118/10 and Window specification

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 215118/01, 20215118/02 REVD, 20215118/03, 20215118/10 and Window specification.

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

Informative(s):

- 1 Reasons for granting permission

The proposed rear dormer window would appear as a subordinate addition (following revision to the proposed scheme at the request of the officer) within the existing roof slope. The dormer window would be approximately 0.6m in from the eaves in accordance with CPG 1 and is revised to be built approximately 0.2m from the roof ridge. This would be contrary to planning guidance as the proposal is not set back from the roof ridge by 0.5m. However, the difference of 0.3m on this occasion is acceptable as the dormer extension would be design to give a maximum head height of 2.1m to limit the height and bulk of the extension. Furthermore, the dormer would be set in from the either side of the roof by 0.9m in accordance with planning guidance; the dormer extension would create 9.8sqm of additional ancillary residential floorspace. The dormer extension would be located in a similar position to the neighbouring property 95c Goldhurst Terrace which was granted consent in 2013 planning ref. 2013/4866/P.

The proposed conservation style rooflights to the front elevation would be appropriately designed which matches No.95. The proposed rooflights would be flush with the roof slope and are therefore considered acceptable in design and appearance.

The proposed replacement of the front and rear windows at second floor level are similar in design, appearance and dimension to the existing windows being replaced, as such, would not have a detrimental impact on the host building and wider conservation area in terms of the design and settings.

The size and location of the roof extension and rooflights would not cause undue harm to the neighbouring amenity in terms of loss of light, outlook or privacy. The development comprises of a dormer extension and rooflights within the roof and

the level of overlooking would not be exacerbated by the proposal given that the windows are positioned as the windows located below.

No objections and one comments was received following statutory consultation. The sites 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 is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

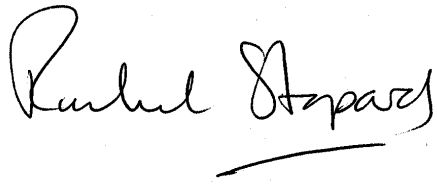
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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, reading "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Culture & Environment