

Mr Paul Cramphorn  
Detailed Planning Ltd  
Unit 6  
St Albans Lane  
St Albans House  
Golders Green  
London  
NW11 7QE

Application Ref: **2016/0404/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

4 April 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

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

Proposal:  
Erection of rear roof extension with inset terrace and various external alterations including installation of juliet balcony to rear and installation of 3 rooflights to front  
Drawing Nos: (Prefix: 1035JS\_FUL) SH1(Location Plan); SH2; SH3; SH4; SH5; SH6; SH7; SH8\_RevD; SH9\_RevD; SH10\_RevD; SH11\_RevD; SH12\_RevD; SH13\_Rev D; SH14\_RevD; SH15\_RevD

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 if in CA 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: (Prefix: 1035JS\_FUL) SH1(Location Plan); SH2; SH3; SH4; SH5; SH6; SH7; SH8\_RevD; SH9\_RevD; SH10\_RevD; SH11\_RevD; SH12\_RevD; SH13\_Rev D; SH14\_RevD; SH15\_RevD

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

#### Informative(s):

- 1 Reasons for granting permission.

There is an existing approval (2015/1449/P) at the application site for a dormer with terrace. Although the size of the proposed is larger than the consented scheme it would be a subservient addition to the roofslope and is considered acceptable in terms of materials and design. There are many rear roof extensions on surrounding properties with recent approvals including no. 28 (2015/6688/P), no.34 (2011/6318/P) and no.46 Goldhurst Terrace (2014/4412/P). The alterations to the rear windows including the installation of a juliet balcony would not alter the rear fenestration significantly, especially as a similar alteration has been carried out at no.50 Goldhurst Terrace. The rooflights to the front are considered an acceptable alteration and would not be read from the street. It is therefore considered that the proposals would preserve the character and appearance of the South Hampstead Conservation area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. The proposed dormer would intensify overlooking slightly however this would be minimal given the number of dormer extensions nearby. The juliet balcony would be located in place of an existing window so no new views would result.

One objection has been received prior to making this decision which has duly been taken into consideration. The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 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 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework

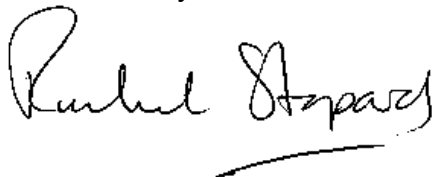
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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