

Mr Yane Panovski
PAD
4 Abbot's Place
London
NW6 4NP

Application Ref: **2016/0392/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

11 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
28 Goldhurst Terrace
London
NW6 3HU

Proposal:
Erection of rear dormer and installation of 2 x rooflights to front roofslope to create 1 x 1 bed flat in loft space.
Drawing Nos: LOC.00, PSP.00, EX.01, EX.02, EX.03, EX.04, EX.05, PLT.01 Rev.B, PLT.02 Rev.A, PLT.03 Rev.A.

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 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: LOC.00, PSP.00, EX.01, EX.02, EX.03, EX.04, EX.05, PLT.01 Rev.B, PLT.02 Rev.A, PLT.03 Rev.A.

Reason:

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

- 4 One secure and covered cycle storage must be installed in accordance with the approved plans. The approved facility shall be provided in its entirety prior to the first occupation of the new unit, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy CS11 of the London Borough of Camden Local Development Framework Core Strategy and policy DP17 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The creation of a one bedroom flat in the roofspace is considered acceptable as residential dwellings have been identified as the priority land use of Camden's Local Development Framework. Although two bedroom flats are identified as higher priority, it is not considered appropriate in this instance as there would not be sufficient space. As such, a one bedroom flat for which there is still a demand, albeit lower, is considered more appropriate. The proposed flat would comply with both Camden's Planning Guidance and new nationally described space standards, with a gross internal floor area of 42sqm, a floor to ceiling height of at least 2.5m over at more than 75% of the gross internal area and a double bedroom with built in storage measuring 14sqm. The flat would be dual aspect and would receive adequate levels of daylight and natural ventilation.

The proposed dormer would be set in by at least 500mm from the party walls, eaves and roof ridge in accordance with Camden's planning guidance, and is almost identical to a previous proposal approved at the application site on 15/02/2016 (reference 2015/6665/P). It would feature slate tiles and a felt roof which would ensure it was complementary to the host building and surrounding terrace. The proposed dormer is positioned centrally on the roofslope which

matches surrounding development on the terrace and respects the fenestration below. The application site sits within a terrace characterised by rear dormers and the proposal therefore is not considered to cause harm to the character and appearance of the terrace or wider South Hampstead conservation area. The proposed rooflights are an appropriate design, number and scale to the roof of the host building by reason of their modest size, flush installation, and materials, which would preserve the character and appearance of the building.

The site has a PTAL rating of 6a (excellent level of accessibility by public transport). The development will therefore be car-free, as secured by way of a S106 agreement. The development also includes the provision of one secure, covered cycle parking space to the front of the property which complies with Camden's planning guidance and London Plan Standards.

The proposal is not considered to cause harm to the amenity of neighbouring residents by way of increased overlooking, loss of outlook or daylight levels.

No objections have been received. The planning history of the site and surrounding area 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, CS6 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP2, DP5, DP16, DP17, DP18, DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, policies 3.5, 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 47, 49, 50, 56-66 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).

- 4 The Mayor of London introduced a Community Infrastructure Levy (CIL) to help pay for Crossrail 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 this CIL. It will be collected by Camden on behalf of the Mayor of London. Camden will be sending out liability notices setting out how much CIL will need to be paid if an affected planning application is implemented and who will be liable.

The proposed charge in Camden will be £50 per sqm on all uses except affordable housing, education, healthcare, and development by charities for their charitable purposes. You will be expected to advise us when planning permissions are implemented. Please use the forms at the link below to advise who will be paying the CIL and when the development is to commence. You can also access forms to allow you to provide us with more information which can be taken into account in your CIL calculation and to apply for relief from CIL.

<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will then issue a CIL demand notice setting out what monies needs to paid when and how to pay. 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 correspondence to CIL@Camden.gov.uk

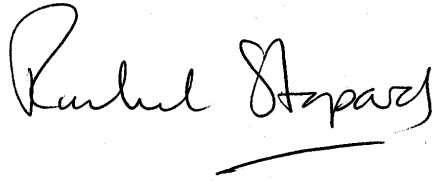
- 5 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

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 long horizontal flourish underneath the name.

Rachel Stopard
Director of Culture & Environment