

Mr Dominic McKenzie
Dominic McKenzie Architects
First Floor
9-17 St Alban's Place
London
N1 0NX

Application Ref: **2016/1112/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

22 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
186 Goldhurst Terrace
London
NW6 3HN

Proposal: Erection of single storey part-replacement rear extension, lowering of internal lower ground floor level and erection of bin store to front of property

Drawing Nos: 67_P_03; 67_P_09; 67_P_10; 67_P_19; 67_P_20; 67_P_21; 67_P_30; 67_P_31; 67_P_35; 67_P_36; 67_P_40; 67_P_41; 67_P_51; 67_P_52; Design & Access Statement (February 2016)

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 The development hereby permitted shall be carried out in accordance with the following approved plans: 67_P_03; 67_P_09; 67_P_10; 67_P_19; 67_P_20; 67_P_21; 67_P_30; 67_P_31; 67_P_35; 67_P_36; 67_P_40; 67_P_41; 67_P_51; 67_P_52; Design & Access Statement (February 2016)

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

- 3 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.

- 4 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension would be a subservient addition to the host property and allow a large rear garden to be retained. The proposed materials are contemporary and lightweight and complement the host dwelling. The original bay window would be retained allowing light to enter into the middle of the property. There are a number of rear extensions within Goldhurst Terrace and Aberdare Gardens (parallel street to the north). The proposals are therefore considered to be in-keeping with this part of South Hampstead Conservation Area.

The proposed bin store is considered to be acceptable in terms of size and materials and would be mostly hidden from the streetscene by the boundary wall. The proposed excavation to the lower ground floor of 0.5m is minor in nature and therefore considered to be acceptable.

A small gap would remain between the boundary wall and the extension which would mitigate the impact on the outlook of no.188 Goldhurst Terrace to an acceptable extent. It is therefore considered that the proposals would not have an adverse impact on the amenity of adjoining residential occupiers. A condition is attached to prevent the use of the proposed roof as a terrace, which would lead to significant levels of overlooking into neighbouring gardens resulting in a loss of

privacy for those occupiers.

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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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.

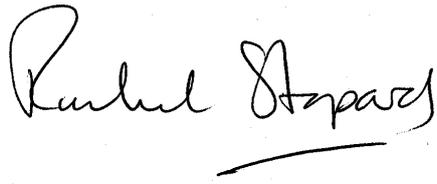
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

A handwritten signature in black ink that reads "Rachel Stopard". The signature is written in a cursive style with a horizontal line underneath the name.

Rachel Stopard
Director of Supporting Communities