

Mr William Pottinger
Savage & Pottinger Design
11 Eton Garages
Lancaster Grove
London
NW3 4PE

Application Ref: **2016/1504/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

6 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
192 Goldhurst Terrace
London
NW6 3HN

Proposal:

Erection of a first floor rear extension over existing single storey rear extension.
Drawing Nos: (Prefix 1602/TP/...): 01r1, 02r1, 03r1, 04.

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: (Prefix 1602/TP/...): 01r1, 02r1, 03r1, 04.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extension is considered to be subordinate to the host dwelling and would not appear uncharacteristic within the local area; with a significant number of properties in the row benefiting from first floor rear projections of similar depths and various designs. The extension would not detract or compete with the character of the host property in terms of its size, scale or design. The extension would be set in from either side elevation of the main dwelling and is modest in scale, meaning that views through to the addition would be extremely limited from any public space.

Revisions were made to the submitted scheme in order to ensure that the proposal is in line with Camden's Planning Guidance. This was primarily in relation to the design and material choice for the scheme, which is now considered to be in keeping with the local area. Due to its small size; sensitive design; and location, obscured from public views; the proposal is not considered to result in harm to the character and appearance of the host building, streetscene, local area or the wider South Hampstead Conservation area.

Due to the siting and design of the proposed extension; the orientation of the site as well as the existing extensions to surrounding properties; the proposed development would not result in substantial loss of daylight, outlook or privacy to any neighbouring occupier. The proposed development is similarly not considered to cause an increased sense of enclosure or lead to an increase in light pollution for any neighbouring occupier.

The planning history of the site has been taken into account when coming to this decision. No comments/responses have been received in relation to the proposed development. 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 South Hampstead 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 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 2016; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

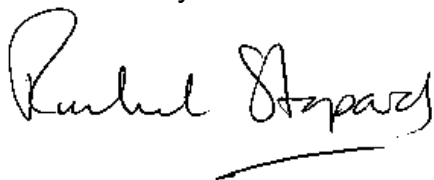
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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