

Remo De Lucia
Octiv Architecture Design
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13 Aylmer Drive
Stanmore
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HA7 3EJ

Application Ref: **2016/2650/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

23 June 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
67 Goldhurst Terrace
London
NW6 3HB

Proposal:
Formation of third floor roof terrace above existing rear extension; creation of first and second floor balconies on rear elevation, and existing openings enlarged to create access doors; installation of external staircase leading from third floor roof terrace to second floor balcony

Drawing Nos: 901/16/01; 901/16/02 Rev. A; 901/16/03; Design & Access Statement

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: 901/16/01; 901/16/02 Rev. A; 901/16/03; Design & Access Statement

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 policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission

The proposed third floor roof terrace would be similar in appearance to others in the street. The proposed metal railings are considered to be in keeping with the character and appearance of the host building and the wider area. They would be set in from the edges of the roof, in order to prevent overlooking to neighbours, and this would also reduce their prominence in views of the building.

The proposed second floor balcony, with the stairs leading to the third floor roof terrace, would obstruct the windows and would represent an incongruous addition to the host building. Nevertheless, the structure would be well screened from view by the L-shape of the host building and the size of the balcony is the minimum size required to provide the staircase to access the third floor roof terrace. On balance, the impact on the character and appearance of the host building and the wider area is not considered to be so poor as to warrant a refusal of the application on this basis.

The size of the proposed balcony at first floor level has been reduced so that it would be a Juliet-style balcony, both to mitigate against overlooking into the neighbouring property's windows, and to reduce its prominence. The Juliet style balcony is considered to be in keeping with the character and appearance of the host building.

The alterations to the windows openings on the rear elevation are considered to be acceptable. The windows that would be affected are the least prominent on the building and are at the rear of the building, which has already undergone significant change.

It is not considered that the proposed development would cause undue harm to the

residential amenities of nearby and neighbouring properties by way of visual privacy and overlooking: the balustrade around the third floor roof terrace would be set in from the edges of the roof, to mitigate against overlooking, and the second floor balcony is the minimum size required to provide the staircase. Views into the attached neighbouring property's windows would be at an obscure angle and the separation distance to properties to the rear is in excess of 36 metres, which is judged to be sufficient. Neither is it considered that the proposed works would appear overbearing to nearby neighbouring properties, or cause any undue loss of outlook.

Neighbouring occupiers were consulted on the application. One objection has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

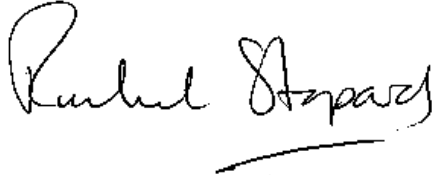
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

Rachel Stopard
Executive Director Supporting Communities