

David Balkind  
David Balkind Design  
12 Oak Close  
Sutton  
SM1 3LQ

Application Ref: **2016/2886/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

5 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Garden Floor flat,  
195 Goldhurst Terrace  
London  
NW6 3ER**

Proposal:

Erection of single storey rear extension.

Drawing Nos: 200 Rev.A, 201 Rev.A, 202 Rev.A, 100, 101, 102, site location plan and Design & Access Statement received 24/05/2016.

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 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: 200 Rev.A, 201 Rev.A, 202 Rev.A, 100, 101, 102, site location plan, and Design & Access Statement received 24/05/2016.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed extension would be single storey and full width, measuring 2.7m high, 6.6m wide and 4m deep. The extension would be a subordinate addition to the 4 storey host building, and the use of matching brick would ensure it complements the host building. The revised design to partially set back the extension maintains the differentiation of the existing two storey projecting bay window, similar to the rear extensions approved at neighbouring properties nos.191 and 193. Although the bay window feature would be lost at lower ground, the extension would not impact on the more decorative ground floor element of the bay which would read prominently; as such the extension would respect the character of the main dwelling. The overall design would be similar in size and design to neighbouring development and is considered to respect and preserve the original design and proportions of the building and the character of the surrounding South Hampstead conservation area.

The adjoining neighbour at no. 193 benefits from a single storey rear extension of similar proportions and there would be no impacts on their amenity in terms of outlook, daylight or sunlight. In respect of no. 197 which does not benefit from a rear extension, the proposed extension would not be overly tall at 2.7m high, and is unlikely to cause a significant change in outlook or daylight levels, particularly as the gardens are south-facing and there is tall boundary wall between the properties at present. The extension would be set back from the party wall due to the existing gap between these properties and does not feature windows to the side elevation. The proposal would not therefore harm the light, outlook or privacy of occupants at no. 197.

The site's planning and appeal history has been taken into account when coming to this decision. No objections have been received prior to making this decision. Special regard has been attached 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 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.

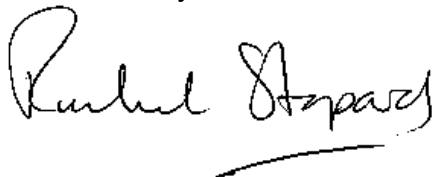
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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