

Miss Ella Cole
Anglian Home Improvements
National Administration Centre
Norwich
NR6 6EJ

Application Ref: **2016/3787/P**
Please ask for: **Nora-
Andreea.Constantinescu**
Telephone: 020 7974 **5758**

10 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat A
48 Goldhurst Terrace
London
NW6 3HT**

Proposal: Erection of single storey rear extension at lower ground floor level to flat (Class C3).

Drawing Nos: Site location plan; Design and Access Statement; Page 1 of 3; Page 2 of 3 Rev B; Page 3 of 3 Rev B; Annotated Drawing Page 2 of 3 Rev B; Annotated Drawing Page 3 of 3 Rev B

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 specified on the approved plans.

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:

Site location plan; Design and Access Statement; Page 1 of 3; Page 2 of 3 Rev B; Page 3 of 3 Rev B; Annotated Drawing Page 2 of 3 Rev B; Annotated Drawing Page 3 of 3 Rev B.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed rear extension would have brick side walls with a glazed timber framed door and windows on the front elevation and aluminium capping solar glass roof sheets. It would project to a depth of 2.8m from the rear wall of the two storey outrigger and wrap around it by 1m, with an overall depth of 3.77m from the main rear wall.

The proposed extension would be set in from the boundary with the property at No. 50. Through negotiation with the applicant the proposed extension has been set in from the boundary with the property at No. 46, and amended to oblique side corners, in order reduce its bulk and to mitigate the impact in terms of loss of light and outlook to neighbouring properties.

The proposed extension would have a maximum height of 2.67m, eaves height of 2.1m, and proportionate dimensions, As such, the proposed extension is considered to represent a subordinate addition to the host dwelling, which would not cause significant impact to the appearance of the host dwelling or the amenities of neighbouring properties.

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.

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.

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 the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

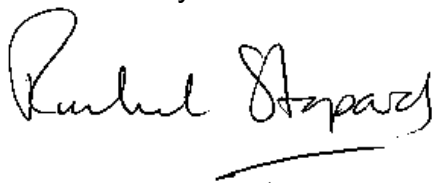
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



Rachel Stopard
Executive Director Supporting Communities