

Mr Jeremy Gordon
29 Goldhurst Terrace
London
NW6 3HB

Application Ref: **2016/6882/P**
Please ask for:
Nora-Andreea Constantinescu
Telephone: 020 7974 **5758**

27 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29 Goldhurst Terrace
London
NW6 3HB

Proposal: Installation of timber bike shed with green roof in front garden to residential dwelling (Class C3).

Drawing Nos: P.01; P.02; P.03; P.04; P.05; Design and access statement dated November 2016; Green roof Technical info - Lindum Sedum Plus mat; Green roof section.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

P.01; P.02; P.03; P.04; P.05; Design and access statement dated November 2016; Green roof Technical info - Lindum Sedum Plus mat; Green roof section.

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

Informatives:

- 1 Reasons for granting permission:

Planning permission has previously been refused under application 2016/2054/P for a bike shed in the front garden of the application site due to its design, position, location and that it would have resulted in the loss of garden space which would have detrimental harm to the character and appearance of the host building, the streetscene and the South Hampstead Conservation Area. It is considered these concerns have been addressed in the current proposal.

The proposed bike shed would be clad in larch-wood with sliding wood doors and a green roof of pre-grown sedum and hardy alpine with a mix of flowers growing to 10-15cm in height. The roof will provide floral beauty and ecologically sensitive biodiversity at a natural viewing height. It is considered that the provision of a green roof would counteract the reduction in garden space as it boosts biodiversity and provides the greenery characteristic to the Hampstead Conservation Area. Details of the green roof have been submitted and they are considered acceptable. The proposed wood material would also appear lightweight and in keeping with the character of the street.

The bike shed would have a sloped roof with a maximum height of 1.2m and the lowest of 1m at the boundary with no 31 Goldhurst Terrace, which would overcome the impact on the streetscene. 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.

Due to the proposed bike shed's position, location and projection it is not considered that it would cause any significant impact on the residential amenity of neighbouring properties and it is considered acceptable. The Transport Strategy

team officers have reviewed the proposed bike shed and confirmed that it is acceptable on transport terms.

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 the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies DP17, DP18, DP24, DP25 and DP26. The proposed development also accords with the policies G1, DM1, D1, D2, T1, T2 and A1 of the Camden Local Plan Submission Draft 2016, the London Plan 2016 and National Planning Policy Framework.

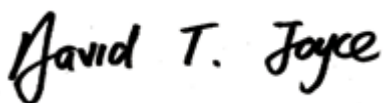
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce
Director of Regeneration and Planning