

Mr Tim Evans  
T J Evans Ltd  
Holly's Choice  
Spithurst Road  
Barcombe  
BN8 5EF

Application Ref: **2017/0170/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

28 June 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Flat 1**  
**31 Goldhurst Terrace**  
**London**  
**NW6 3HB**

Proposal:  
Erection of a single storey outbuilding in rear garden for use ancillary to ground floor flat, erection of rear and side boundary fences.  
Drawing Nos: 516/032/01 Rev. C; 516/032/02; 516/032/03; Design and Access Statement; Tree Report (Prepared by Africa Arboriculture and Forestry: Research and Consultancy dated 21/05/2017).

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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 516/032/01 Rev. C; 516/032/02; 516/032/03; Design and Access Statement; Tree Report (Prepared by Africa Arboriculture and Forestry: Research and Consultancy dated 21/05/2017).

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

- 4 The flat roof of the single storey outbuilding hereby approved shall not be used at any time as an external terrace/balcony, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, policy DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies G1 and A1 of the Camden Local Plan Submission Draft 2016.

- 5 Prior to the commencement of any works on site, the tree protection measures demonstrating how trees to be retained shall be protected during construction work detailed in the arboricultural report ref. Africa Consultancy opinion and report regarding construction proposals at F.1 31 Goldhurst Terrace dated 21/05/2017 shall be installed and adhered to for the duration of works on site. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in relation to design, demolition and construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy, and policy A3 of the Camden Local Plan Submission Draft 2016.

Informative(s):

1 Reasons for granting permission.

The proposed single storey rear outbuilding would be located in the north-east corner of the garden and would replace two existing sheds currently situated in the south-east corner. The outbuilding would be of a simple L-shaped design clad in timber with timber framed French doors to the west and south elevations, which is considered appropriate for its outdoor setting. The roof would have a slight mono-pitch with a height of 2.62m to the rear rising to a height of 2.70m to the front. The outbuilding would not be visible from the public realm and the size of the outbuilding would not appear disproportionate to the scale of the garden and would not therefore detract from its openness.

The proposed timber fences to line the rear and side boundaries of the garden with a height of 1.8m would be permitted development and are considered to be acceptable in design terms.

Overall, the proposal would retain the general feeling of openness of the rear garden and respect and preserve the design and proportions of the host building and the character and appearance of the South Hampstead Conservation Area.

The proposed outbuilding would be set approximately 26m away from the host building and largely screened by vegetation and existing and proposed fencing with a height of 1.8m. As such, the proposed outbuilding would not have a significant adverse impact to the residential amenity of surrounding properties in terms of a loss of daylight, sunlight, outlook or privacy.

The removal of 1 ash tree, 1 fig tree and 1 horse chestnut tree is considered acceptable, due to their small size. All other trees on site would be retained and protected in accordance with details provided.

Two objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) 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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies, and policies G1, A1, D1 and D2 of the Camden Local Plan Submission Draft 2016. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

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.

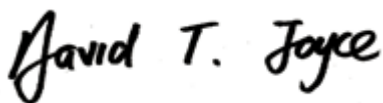
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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