

Mr Christopher Caudwell
Flat Garden Floor
195 Goldhurst Terrace
London
NW6 3ER

Application Ref: **2017/3396/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

19 July 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:

Flat Garden Floor
195 Goldhurst Terrace
London
NW6 3ER

Proposal: Variation of condition 3 (development in accordance) of planning permission granted on 12/07/2016 (ref: 2016/2879/P) for: the erection of rear outbuilding. CHANGES are to increase the depth of the outbuilding, alter its footprint and lower its height (retrospective).

Drawing Nos:

Superseded drawing: 400 rev A

Amended drawing :400 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 shall be carried out in accordance with the



following approved plans:

100, 101, 102, 400 rev B, site location plan, Design and Access Statement received 24/05/2015, Arboricultural Impact Analysis dated 15/06/2016, and Arboricultural Method Statement dated 15/06/2016.

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

- 2 The outbuilding hereby approved shall only be used for purposes incidental to the residential use of Garden Flat, 195 Goldhurst Terrace, and shall not be used as a separate independent Class C3 residential unit.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies H6, H7 and A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

This application seeks retrospective permission for changes to the footprint and size of the outbuilding previously approved on 12/07/2016 under reference 2016/2879/P.

The revisions relate predominantly to the height and footprint of the building. It would be located in the same position, but the footprint would be extended from the rear of the garden, increasing it from 5m long to 6.6m, with an additional lean-to section at the rear measuring 1.4m x 3.1m sloping down to the rear boundary wall at 1.8m high. The proposal also includes a reduction in height from the previously approved 3m, to a maximum height of 2.8m, decreasing to 2.5m. The detailed design of the outbuilding would remain as previously approved.

The decrease in height would lessen any potential impacts on neighbouring amenity, and although the footprint has been extended, it would not exceed the height of the boundary walls which would ensure there was limited impact on the outlook of neighbouring windows at 118 and 120 Belsize Road.

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.

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 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 A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

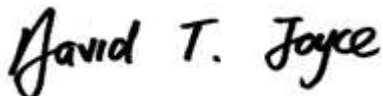
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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