

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

Application Ref: **2017/3263/P**

Please ask for: **Nora-Andreea**

**Constantinescu**

Telephone: 020 7974 **5758**

31 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

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

Proposal:

Variation of condition 3 (approved plans) of planning application ref no 2016/3787/P (dated 10/11/2016) for erection of single storey rear extension at lower ground floor level to flat (Class C3), changes to include the increase of ridge height.

Drawing Nos: Site location plan; Page 1 of 3; Page 2 of 3; Page 3 of 3.

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 the original permission, reference 2016/3787/P granted on 10/11/2016.

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 policies D1 and D2 of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site location plan; Page 1 of 3; Page 2 of 3; Page 3 of 3.

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

#### Informatives:

- 1 Reasons for granting permission:

The proposed changes to the previous permission granted for the 'Erection of single storey rear extension at lower ground floor level to flat (Class C3).' Under planning application reference number 2016/3787/P consist of the increase of the ridge height of the extension by 0.52m to a finished height of 3.2m.

The maximum height of the extension previously approved at 2.66m, was insufficient to cover the existing door which opens into the rear garden. The proposed increase in height is considered acceptable and the extension would still form a subordinate addition to the host building, and not harm the appearance of the rear elevation.

The proposed extension would be made of the same materials as proposed in the previous permission, with brick side walls and glazed timber framed door and windows on the front elevation and aluminium capping solar glass roof sheets.

As the eaves height would remain the same, the proposed increase in height would be set in from the neighbouring boundaries on both sides, and therefore it is not considered to cause significant harm to the amenity of the 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.

No objections have been received 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 G1 (Delivery and location of growth, A1 (Managing the impact of development), D1 (Design), D2 (Heritage) of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the provisions of the National Planning Policy Framework 2012.

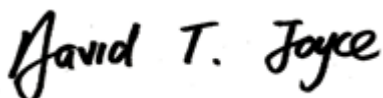
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 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).
- 4 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