

Mr Yakov Levy
Paramount Planning Ltd
OCC Building A
105 Eade Road
London N4 1TJ

Application Ref: **2016/7145/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

16 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
96 Goldhurst Terrace
London
NW6 3HS

Proposal:
Erection of a single storey rear extension at lower ground floor level to provide an additional non-selfcontained bedsit.
Drawing Nos: GT.96.LP, GT.96.EX.01, GT.96.PR.01 revD, PR.26.EX.02, 03.

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 The development hereby permitted shall be carried out in accordance with the



following approved plans- GT.96.LP, GT.96.EX.01, GT.96.PR.01 revD, PR.26.EX.02, 03.

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

- 3 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 the London Borough of Camden Local Plan 2017.

- 4 Before the development commences, details of a secure and covered cycle storage area for 2 cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey 3m deep rear extension is considered to be subordinate in scale and location to the host building. The detailed design and materials of the extension are appropriate to the building. The depth of the extension would be similar to adjoining ones and would still retain more than 50% of the existing rear garden area. It is also very similar to an extension approved here on 5.7.07 ref 2007/2336/P. The extension would not harm the building or conservation area. It would not affect any trees of amenity value.

The proposed extension would adjoin a 4m deep extension at no. 98 and be set back by 2.5m away from the other neighbouring property at no.94. As such, it would not result in any impact on neighbours' amenity in terms of loss of daylight/sunlight, outlook and privacy.

The proposed extension would provide an additional non-self-contained bedsit, which is considered acceptable in policy terms in terms of providing valuable affordable rented housing. The proposed bedsit accommodation exceeds the Council minimum standards in terms of room sizes. Although each bedsit will now have an ensuite shower room, a communal kitchen would be provided for all 3 bedsits to ensure that they do not become fully self-contained flats.

The site is located in an area with a high level of accessibility by public transport, thus it is considered the new unit should be "car free" to be secured by a S106 legal agreement to prevent additional on street car parking congestion. Two cycle

parking spaces will be provided in the front garden; details of the cycle enclosure shall be secured by condition.

No comments have been received prior to making this decision and 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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, D1, D2, H1, H6, H10, T1 and T2 of the adopted London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and 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 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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 T. Joyce

David Joyce
Director of Regeneration and Planning