

Ms Alexia Kokorelia
Kokorelia Architects Ltd
14 Rosebery Gardens
London
N8 8SH

Application Ref: **2017/6331/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

22 December 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1

44 Goldhurst Terrace

London

NW6 3HT

Proposal:

Erection of single storey extension at rear lower ground floor level (resubmission of application 2014/7221/P dated 02/02/2015).

Drawing Nos: OS Location Plan, Site Photos, Design & Access Statement, AP00 00, AP100 00, AP110 00, AP111 00, AP112 00, AP120 00, AP200 R1, AP201 R01, AP210 R01, AP211 00, AP212 00, AP220 R1, AP221 R1

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans OS Location Plan, Site Photos, Design & Access Statement, AP00 00, AP100 00, AP110 00, AP111 00, AP112 00, AP120 00, AP200 R1, AP201 R01, AP210 R01, AP211 00, AP212 00, AP220 R1, AP221 R1

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

Informative(s):

- 1 Reasons for granting permission.

This application is a resubmission of application 2014/7221/P dated 02/02/2015 for the erection of a single storey extension at rear lower ground floor level.

Whilst the extension would be almost full width, it has been designed so that the protruding bay is emphasised with the glazed addition next to the brick extension. The proposed development, due to the stepped design, set in from the boundary with number 46 and appropriate materials would respect the form and rhythm of the rear elevation.

The depth of the extension has been reduced to just 2metres from the bay window which would limit its impact on the adjoining occupiers. It is considered that there would be no adverse impact on the adjoining occupiers in terms of loss of light or outlook.

One objection was received regarding the application. The concerns were duly considered prior to making this decision. The relevant appeal decision and 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.66 (LB's) and s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56-66 and 126-141 of the National Planning Policy Framework 2012.

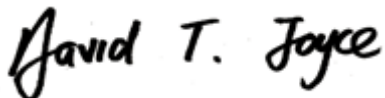
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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