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Gouldstone Architects
GOULDSTONE ARCHITECTS
3 WESLEYAN PLACE
London
NW5 1LG

Application Ref: **2017/6605/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

12 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
43 Gloucester Avenue
London
NW1 7BA

Proposal:
Conversion of lower ground and ground floor flat into single unit. Erection of single storey rear extension with roof terrace above. Replacement windows and installation of French doors.

Drawing Nos: Planning Statement, Design & Access Statement, 123_PL1-SITE PLAN, 123_PL1-EX00-00, 123_PL1-EX02-00, 123_PL1-EX03-00, 123_PL1-EX04-00, 123_PL1-GA00-00, 123_PL1-GA01-00, 123_PL1-GA02-00 and 123_PL1-GA04-00.

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:

Planning Statement, Design & Access Statement, 123_PL1-SITE PLAN, 123_PL1-EX00-00, 123_PL1-EX02-00, 123_PL1-EX03-00, 123_PL1-EX04-00, 123_PL1-GA00-00, 123_PL1-GA01-00, 123_PL1-GA02-00 and 123_PL1-GA04-00.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is to combine the lower ground and ground floor two bedroom flats into a single four bedroom unit. Additionally, a single storey rear extension and roof terrace at raised ground floor level are proposed.

The proposed extension shall be 2.4m deep, 6.4m wide (part width) and 3m high. The extension shall include a terraced area on top, accessed from the floor above and with a 1.2m high metal balustrade around the perimeter.

The extension shall be constructed in materials to match the main property (brick). The extension is to include French doors and a replacement timber framed window within the rear elevation at lower ground level. On the floor above the extension, two sets of double doors shall provide access to the roof terrace and a third set of double doors with a Juliette balcony will also be installed at this level.

The net loss of one residential unit is considered acceptable given the resulting unit would be a family sized unit with 4 bedrooms which is a priority unit size for the borough. The development would accord with policy H3 as it would not result in the loss of more than two homes.

The rear extension is to match that at number 25 and therefore shall allow the semi-detached pair more symmetry. The proposed materials are sympathetic to the main building and the extension shall remain a subordinate addition. Overall, the proposed extension and terrace are considered acceptable in design terms.

Due to the location of the extension in the rear elevation at lower ground level, no

loss of light or outlook for neighbouring properties would occur. The proposed doors and windows face the garden of the property and no glazing is proposed in side elevations. In terms of the proposed roof terrace, this would be consistent with the existing terrace at 45 Gloucester Avenue (the other half of the semi-detached pair). The roof terrace would be 5.6m from the terrace at number 45 and at oblique angles. Likewise, it would be difficult to cause any harmful degree of overlooking to the block of flats to the south (41 Gloucester Avenue) due to the distance (3m) and the oblique angle. Due to its limited depth, no direct views towards habitable room windows would be afforded from this terrace. Overall, the proposal is considered acceptable in terms of amenity.

A press notice and site notice were displayed and no objections were received in relation to the proposal. The site's planning history was taken into account in 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 (ERR) 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.

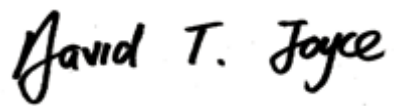
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning