

Mr Simon Judd
Judd Architecture Ltd.
10 Tonbridge Road
Barming
Maidstone
ME16 9NH

Application Ref: **2017/6171/P**
Please ask for: **Ben Farrant**
Telephone: 020 7974

15 January 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
108 Goldhurst Terrace
London
NW6 3HR

Proposal:

Creation of 1st floor rear balcony with associated balustrade, privacy screen and access door

Drawing Nos: 01, 02, EX01, EX02, PR01Rev.B, PR02Rev.B, PR03Rev.A, PR04Rev.A

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: 01, 02, EX01, EX02, PR01Rev.B, PR02Rev.B, PR03Rev.A, PR04Rev.A.

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

- 3 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 4 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.

Informative(s):

- 1 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).
- 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 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.
- 3 Reasons for granting permission.

The proposed roof terrace would be modest in nature, having a depth of almost 1m and width of 2.5m, infilling a recessed space to the side of an existing first floor projection. As revised, there would be just a 1.8m high timber privacy screen to one side.

The addition is considered to be of an acceptable siting, scale, materials and design, being discreetly positioned to the rear of the property, with an appropriate

balustrade finish to the rear and timber privacy screen to the side. Similarly, the replacement of a sash window to an access door, maintaining the width of the existing window, is considered to be acceptable. The proposed alterations are all to the rear of the property, and would not impact on the public realm. Given their modest size and nature, the proposals would not result in harm to the character and appearance of the property or the surrounding conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The roof terrace, by reason of its scale and siting, would not result in any harm in terms of overlooking to neighbours. A privacy screen is proposed to the side facing no.106 to prevent overlooking onto their private patio area, and views towards no.110 would be obscured by the existing flank wall. There would be a minimal additional level of overlooking into rear gardens, but this would not represent undue harm to neighbouring amenities. Given the size of the terrace and the distance from neighbouring gardens in Aberdare Gardens at the rear screened by trees, there would no harm to their privacy.

One objection was received following public consultation. This and the planning history of the site and surrounding area have been taken into account when coming to this decision.

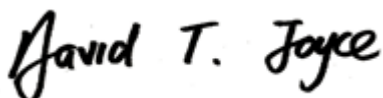
As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

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

