

Application ref: 2017/6649/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Date: 22 February 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Cadoo Limited  
Cadoo Studios  
65B London Road  
ROMFORD  
RM7 9QA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**3 Goldhurst Terrace**  
**London**  
**NW6 3HX**

Proposal: Single storey rear conservatory, alteration to existing light well and new window within existing rear wall

Drawing Nos: 1 Rev A, 2 Rev A (dated 24/01/2018), 3 Rev A, 4 Rev A, 5 Rev A (dated 24/01/2018), 6 Rev A (dated 24/01/2018), 6 Rev A, 7 Rev 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: 1 Rev A, 2 Rev A (dated 24/01/2018), 3 Rev A, 4 Rev A, 5 Rev A (dated 24/01/2018), 6 Rev A (dated 24/01/2018), 6 Rev A, 7 Rev A.

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 policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application site is a ground floor family run café and the proposal would increase the amount of internal seating within the café towards the rear and alter the internal layout to maximise the space.

The proposed extension is considered to be compatible with the original building. It would result in an acceptable visual impact to the character and appearance of the street as a lightweight structure that is well concealed within the existing boundary treatment. The extension would be modest in size, scale and materials.

The proposed extension would not result in any significant loss of residential amenity to neighbouring properties from loss of light, overlooking or be overbearing.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

The proposal would be in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 2012.

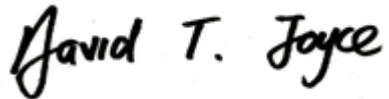
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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