

Application ref: 2018/0506/P  
Contact: Oluwaseyi Enirayetan  
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Date: 4 April 2018

**Development Management**  
Regeneration and Planning  
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Malena Cutler  
Flat Ground Floor  
219 Goldhurst Terrace  
LONDON  
NW6 3EP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat Ground Floor**  
**219 Goldhurst Terrace**  
**LONDON**  
**NW6 3EP**

Proposal:

Erection of a single-storey full-width rear ground floor level extension.

Drawing Nos: Site location plan; 219GT/MZ/ (01, 02, 05, 10, 11, 12, 13, 14, 15, 16); Design & Access Statement; Photos.

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; Site location plan; 219GT/MZ/ (01, 02, 05, 10, 11, 12, 13, 14, 15, 16); Design & Access Statement; Photos.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey full width rear extension is considered acceptable in terms of design, material and amenity. Planning permission previously was approved but not implemented for a rear extension of the same design on 24/06/2008 (ref: 2008/1020/P) and renewal on 02/08/2011 (ref:2011/2544/P).

The main changes in policy are the replacement of Local Development Framework with Camden's Local Plan. Policy D1 Design seek to secure high quality design in development and the council will require that development respects local context and character, preserves or enhances historic environment in accordance with Policy D2 Heritage, comprises details and materials that are of high quality and complement the local character. The assessment are not substantially different to previous policies for extensions and conservation areas.

On previous applications, the extension was considered acceptable in design terms as the large set of double folding doors lessens the visual impact of the structure; there are other full-width extensions in the terrace; the rear of the property is not visible from any public vantage points; and sympathetic materials, London stock bricks and timber framed windows are proposed. It is considered that the proposal will preserve the character and appearance of the host building and South Hampstead Conservation Area.

The amenity impact was also assessed on previous applications and considered acceptable. Although the proposal would result in a 4m high wall at the boundary with No. 221, however as the return wall is 5.5m away and the rear elevation faces south, it was considered that light and outlook would not be adversely affected. No. 217 Goldhurst Terrace has an extension of similar height and depth and therefore the proposal is not considered to impact amenity at this address.

The site's planning and appeal history has been taken into account when coming to this decision. Objection received following the statutory consultation has been considered in the assessment of this application.

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 proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017 and accords with the London Plan 2016 and National Planning Policy Framework 2012

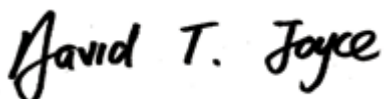
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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