



ApplicationNumber
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
www.camden.gov.uk

Application ref: 2017/5407/P
Contact: Fiona Davies
Tel: 020 7974 4034
Date: 2 May 2018

Telephone: 020 7974 **OfficerPhone**

Mr & Mrs Pratik Gupta, Anusuya Nayar
Flat 1
125 Goldhurst Terrace
LONDON
NW6 3EX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
125 Goldhurst Terrace
LONDON
NW6 3EX

Proposal:

Erection of single storey side and rear extension

Drawing Nos: Drawing Nos: PI 001 Rev., PI 002 Rev., PI 003 Rev., PI 004 Rev., PI 005 Rev., 16.01.2018, PI 006 Rev. 18.03.2018, PI 007 Rev. 18.03.2018, PI008 Rev. 18.03.2018.

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 policies 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:

PI 001 Rev., PI 002 Rev., PI 003 Rev., PI 004 Rev., PI 005 Rev., 16.01.2018, PI 006 Rev. 18.03.2018, PI 007 Rev. 18.03.2018, PI008 Rev. 18.03.2018.

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

Informative(s):

- 1 Reason for granting permission-

The proposed single-storey wraparound rear extension is considered acceptable by reason of its scale, siting and detailed design. There is already an existing rear extension at the application site and the proposal seeks to extend this in depth by a further 1.25m and towards the side boundary shared with no. 127. The extension will be a wraparound side-return however an open area at the side of the property measuring c. 6.5sqm will be retained to create an outdoor patio. This will enable external windows serving existing bedrooms to be retained and also prevent loss of light to the ground floor side windows at the adjacent property at no. 127. Bi-folding doors to the rear elevation will lead to the rear patio garden which will measure approximately 21sqm with the proposed extension in place. The step back in the design of the rear elevation responds to the character of the original dwelling and reduces bulk.

The proposed extension is not considered harmful in terms of impact on neighbouring amenity. The extension includes a sloping roof which pitches up away from the boundary wall which measures 2.3m, which is not materially higher than a wall that could be constructed under permitted development rights at 2m. The maximum height of the proposed extension will be 2.6m at a distance of 1.2m away from the boundary wall.

Skylights proposed along the side extension covering a total roof area of c.7sqm are considered acceptable. The glazed sliding doors proposed to the rear extension would face the garden of the main property and therefore loss of privacy would not result.

The host property is a positive contributor within the South Hampstead Conservation Area. It is considered that the proposal will not have any unduly negative impact on the heritage features of the host building or the wider 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.

A site notice was displayed and the application was advertised. No objections have been received prior to making this decision. The site's planning history was taken into account in coming to this decision.

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.

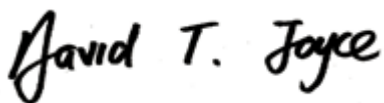
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 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).

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