

Application ref: 2018/2157/P  
Contact: Lisa McCann  
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Date: 16 July 2018

**Development Management**  
Regeneration and Planning  
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-  
Stiff and Trevillion  
16 Woodfield Road  
W9 2BE

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**116 Goldhurst Terrace**  
**London**  
**NW6 3HR**

Proposal:  
Erection of rear dormer window and installation of 3 no rooflights to front and side roofslope of dwellinghouse

Drawing Nos: 0 001 01, 0 001 02, 1 001 01, 1 001 02, 1 001 03, 1 002 01, 1 002 02, 1 002 03, 1 003 01, 2 002 01 A, 2 002 02, 2 002 03 A, 2 001 01, 2 001 02, 2 001 03 A, 2 003 01.

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:

0 001 01, 0 001 02, 1 001 01, 1 001 02, 1 001 03, 1 002 01, 1 002 02, 1 002 03, 1 003 01, 2 002 01 A, 2 002 02, 2 002 03 A, 2 001 01, 2 001 02, 2 001 03 A, 2 003 01.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The size, scale, bulk and design of the proposed rear dormer and roof lights are considered to form proportionate additions that respect the character and setting of the host and neighbouring properties.

The proposed rear dormer would measure a height of 3.3m and span a width of 7.6m along the rear roof slope of the host dwelling. It would be set down from the original ridgeline by approx. 1.1m, set up 0.7m from the eaves and set in 2m from the shared boundary of the property in compliance with Camden's CPG1 guidance. Given the site context of the application site and the scale and siting of existing neighbouring rear dormers, on balance the proposed dormer would not be out of keeping with the character of the surrounding area and is considered acceptable in this instance. Overall this element of the proposal is considered to appear as a suitably subservient addition to the host property.

The installation of three roof lights to the front and side roof slope of the property is considered to form modest and unobtrusive additions that would not result in any detrimental impact on the character of the host property or surrounding area.

Overall, due to the scale and location of the proposal, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when 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 2013.

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

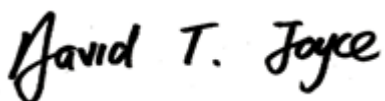
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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