

Application ref: 2018/5976/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 8 May 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Vivaldi Construction Ltd  
6 Vine Close  
Nottingham  
NG13 0FW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

**Flat 1**  
**131 Goldhurst Terrace**  
**London**  
**NW6 3EU**

Proposal: Erection of single storey rear extension.

Drawing Nos: Location Plan (unnumbered) received 05/12/2018, Existing Floor Plan (unnumbered) received 05/12/2018, Block Plan (unnumbered) received 26/04/2019, Proposed Floor Plan (unnumbered) received 26/04/2019, South-East Elevation Existing and Proposed (unnumbered) received 26/04/2019, North-East Elevation Existing and Proposed (unnumbered) received 26/04/2019, South-West Elevation Existing and Proposed (unnumbered) received 26/04/2019 & Proposed Roof Plan (unnumbered) received 26/04/2019.

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: Location Plan (unnumbered) received 05/12/2018, Existing Floor Plan (unnumbered) received 05/12/2018, Block Plan (unnumbered) received 26/04/2019, Proposed Floor Plan (unnumbered) received 26/04/2019, South-East Elevation Existing and Proposed (unnumbered) received 26/04/2019, North-East Elevation Existing and Proposed (unnumbered) received 26/04/2019, South-West Elevation Existing and Proposed (unnumbered) received 26/04/2019 & Proposed Roof Plan (unnumbered) received 26/04/2019.

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

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 application site comprises a four storey end of terrace property located on the south-eastern side of Goldhurst Terrace, at the junction with Fairhazel Gardens. The property is located within the South Hampstead Conservation Area and is noted as a positive contributor within the South Hampstead Conservation Area Character Appraisal and Management Strategy (2011), however there are no nearby listed buildings.

Proposed is the erection of a single storey rear extension to replace an existing rear addition. The extension would be have an appropriate height to ensure its subservience to the host property and would be finished in matching materials with a flat roof and roof lantern above and 2no. low profile skylights. The proposal originally included the formation of a side extension, however this has since been omitted from the scheme.

The proposed addition would be of an acceptable siting, scale and design, being commensurate with the host property and subordinate to it. The alteration would preserve the character and appearance of the property and would be viewed as a subservient addition from public views, particularly so given its height. The extension would be constructed in sympathetic materials to the host building comprising matching brickwork and timber frames.

Whilst it would extend beyond the rear of the neighbouring property on the boundary, given its height (2.4m to the eaves) coupled with the depth of the extension beyond the neighbour and its splay away from habitable windows, this is considered not to result in undue harm to the residential amenities of adjacent occupiers. Whilst some light overspill may occur, this is considered not to constitute undue harm to neighbours.

No objections were received following public consultation on the scheme. The planning history was considered in the determination of this application.

As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

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, appearing to read 'DPope', written in a cursive style.

Daniel Pope  
Chief Planning Officer