

Application ref: 2019/2565/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 9 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Escape Design
3000 Hillswood Drive
Lyne
Chertsey
KT16 0RS
Surrey

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat Ground Floor
158 Goldhurst Terrace
London
NW6 3HP

Proposal: Erection of single storey rear extension and associated works
Drawing Nos: 01, 02 Rev A ,03

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: 01, 02 Rev A ,03.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey extension would constitute a subordinate addition which would not be overly dominant when viewed against the host building due to its modest size and scale. Furthermore, given its location to the rear of the site, it would not be open to significant public views.

The extension would feature a flat roof, with a roof lantern to the left hand side and high level windows to the right hand side. The materials proposed would be similar in appearance to those used on the existing property and so would be considered acceptable.

The associated works involve the flat changing from a 1 bedroom to a 3 bedroom flat, the rooms/flat do meet the technical housing standards and would provide acceptable living conditions. These works would therefore be considered acceptable.

As such it is considered that the extension would not adversely affect the character of the building nor the surrounding conservation area.

Both neighbouring properties Nos.156 and 160 Goldhurst Terrace have single storey rear extensions which are adjacent to the boundary wall with No.158. The proposed extension would be set 1m forward than No.160s rear conservatory and 1.5m further than No.156 rear extension, these are considered modest extensions which would not harm the amenity of the neighbouring properties in regards to loss of light, overbearing or overshadowing impacts.

Two comments were received following statutory consultation, which have been duly considered and are addressed within the summary of consultation. The sites planning history was 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 proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017. The proposal accords with the London Plan 2016 and the NPPF 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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', is centered on the page.

Daniel Pope
Chief Planning Officer