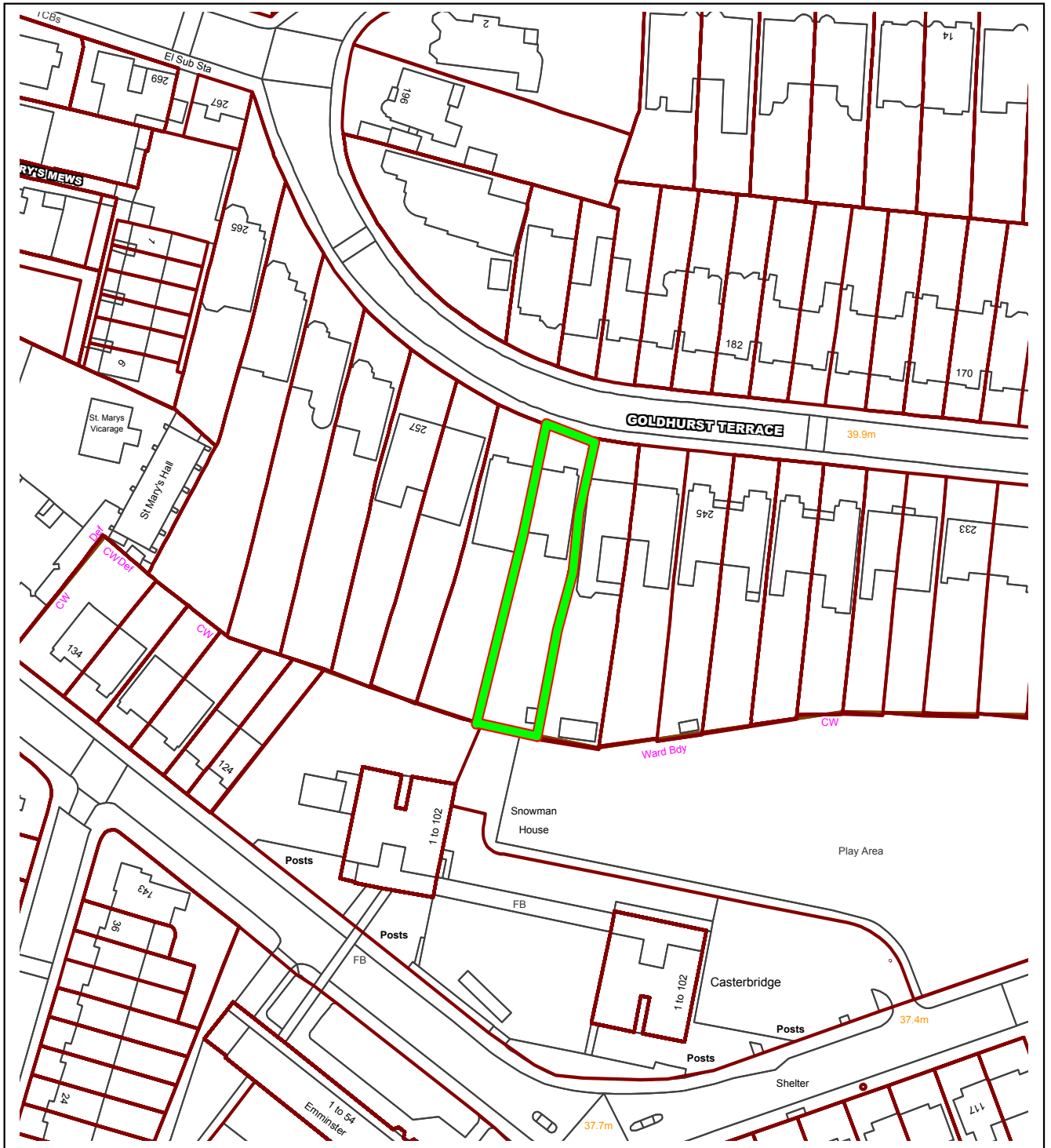
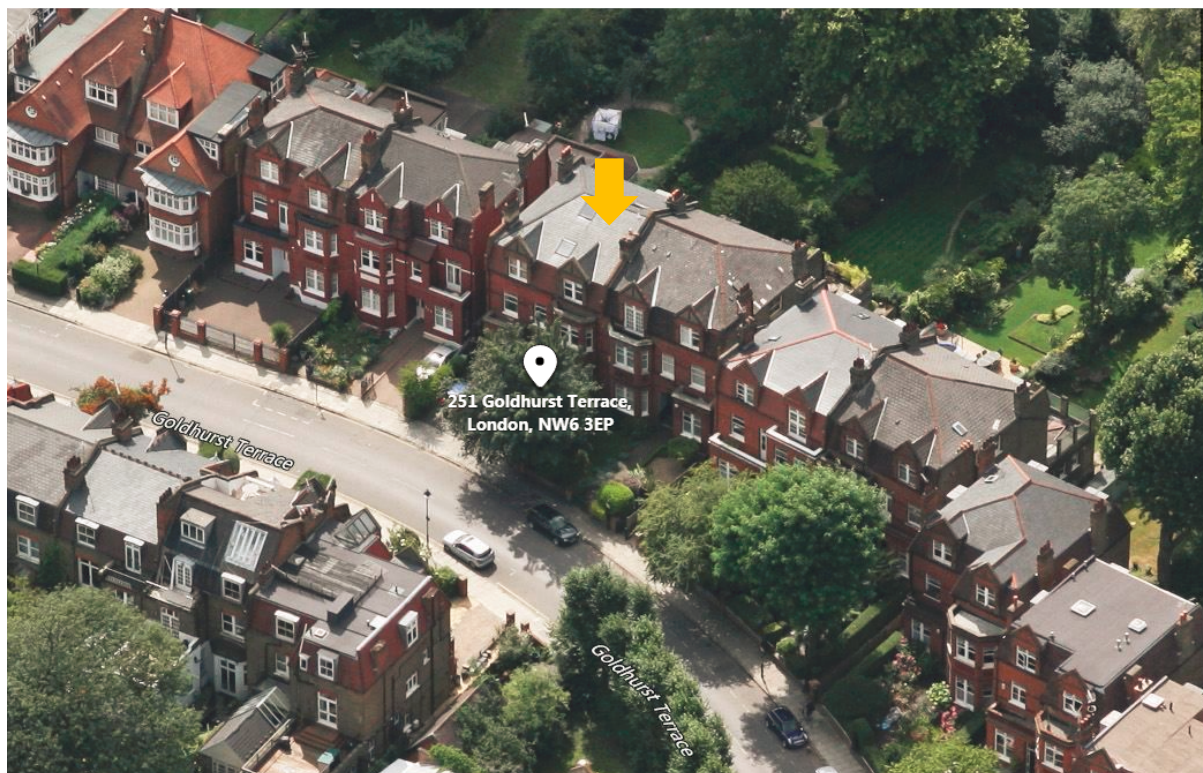


251 Goldhurst Terrace 2019/4237/P



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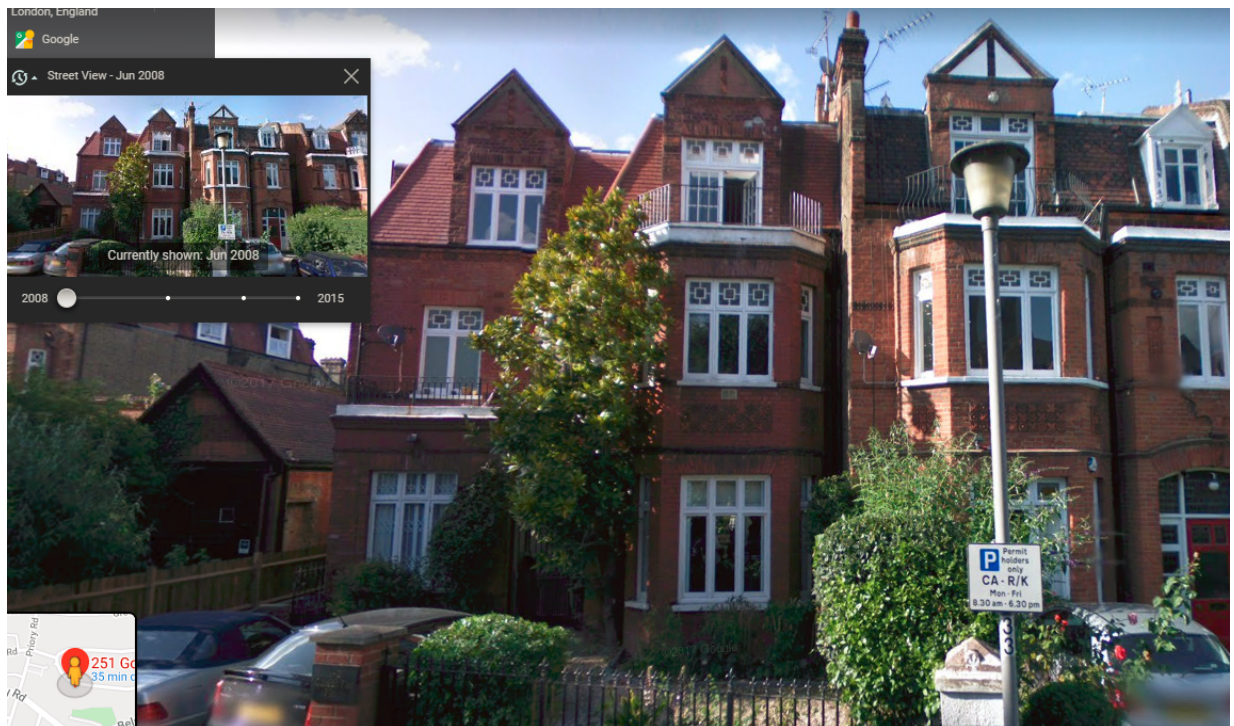
1. Aerial street view



2. Application building, front elevation



3. Proposed front elevation – coloured application building; existing front elevation no. 253



4. Street view record showing the balconies at nos. 190 and 192 in situ since 2008.

Delegated Report		Analysis sheet		Expiry Date:	14/10/2019
(Members Briefing)		N/A		Consultation Expiry Date:	16/02/2017
Officer			Application Number(s)		
Nora-Andreea Constantinescu			2019/4237/P		
Application Address			Drawing Numbers		
251 Goldhurst Terrace London NW6 3EP			See draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Creation of one balcony at second floor level to front elevation, and replacement of timber windows with timber double doors, to residential building (Class C3).					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	Site notices Press notice	18/09/2019-12/10/2019 19/09/2019-13/10/2019	No. of responses	0	No. of objections	0
Summary of consultation responses:	There are no comments received from neighbours.					
The Combined Residents' Associations of South Hampstead (CRASH)	<p>CRASH has objected on the proposed scheme on the following grounds:</p> <ul style="list-style-type: none">1. Loss of original fenestration to provide balconies would not preserve original period features2. New balconies at both first and second floor levels will introduce alien features into a streetscape already blighted by unsympathetic alterations. <p><i>Officer response:</i></p> <ul style="list-style-type: none">1. <i>The glazed timber double doors to access the balcony would reintroduce the detailing of the toplights, to match the existing ones at 1st floor level. See paras 3.3 – 3.6</i>2. <i>The proposal includes only balcony at second floor level which is considered to preserve the character and appearance of the host building. See paras 3.2-3.6</i>					

Site Description

The application site is located on the southern side of Goldhurst Terrace and lies within South Hampstead Conservation Area.

The application building is a three storey semi-detached single family dwelling, with existing storage space at basement level. The property with its pair are part of a group of three semi-detached properties with similar features and unaltered roof.

Relevant History

Planning records at the application site:

2016/6697/P - 251 Goldhurst Terrace - Basement excavation with front lightwells and sunken terrace with steps for access to the rear; increase in height of the existing ground floor projection and replacement of rear doors, to dwellinghouse (Class C3). – **Granted subject to s106 legal agreement 09/04/2018**

Relevant policies

National Planning Policy Framework, 2012

The London Plan 2016

London Borough of Camden Local Plan 2017

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

Camden Supplementary Planning Guidance 2018-2019

CGP Design

CPG Altering and Extending your Home

CPG Amenity

South Hampstead Conservation Area (2011)

1. Proposal

1.1 Planning permission is sought in relation to new balcony at second floor level of the bay window, to include:

- Replacement of timber windows with timber framed, double doors with toplights to match existing glazing.
- New metal railings.

Revisions

1.2 Initial proposal included new balcony at first floor level, however through negotiation with the applicant, this has been removed off the plans and is no longer part of the proposed development.

1.3 Timber double doors to access balcony at second floor level, revised to include toplights to match existing at 1st floor level.

2. Considerations

2.1 The main planning considerations are:

- Design and heritage
- Amenity

3. Design and heritage

3.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

3.2 It is acknowledged that along the street, numerous properties have installed railings at upper levels on front elevations, to create balconies. Opposite the application site at nos. 190, 192 and 194 Goudhurst Terrace, which are a similar typology of building with the application site, the balconies at second floor level appear as a historic feature on top of the bay window, integrating well with the host building front elevation. The adjoining property to the application building, no. 253 also benefits from a balcony in the same position. Whilst these alterations are not supported by planning records they appear to be in situ for more than four years, which makes them lawful by the passage of time. Their weight within the assessment of the proposed scheme is limited, however they are noted as contributing to the character of the streetscene.

3.3 The proposed balcony would be located on the top of the bay window, and follow its shape and angled form on an area of 2.3sqm, with a depth of 0.75m. The proposed railings would be made of iron and have a simple appearance and design, to ensure it fits in with the existing front elevation. Details of these have been provided and considered acceptable.

- 3.4 The proposed alterations to bay windows at second floor level would include new timber double doors to fit within the existing opening in terms of width and height. The window sill will be lowered down to meet the existing top bay window level. The existing windows have lost the toplight detailing as found at the first floor windows. The new proposed timber doors will reintroduce the toplight detailing, which overall would result in an improvement to the appearance of the building and streetscene.
- 3.5 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.
- 3.6 Overall, due to their nature and detailed design, the proposed balcony and associated alterations at second floor level, would preserve the character and appearance of the host building, streetscene and wider area.

4. Amenity

- 4.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of the neighbouring residents are overlooking, loss of outlook, daylight and sunlight, and noise.
- 4.2 The location of the balcony would be facing the street and would retain the existing glazing by replacing the windows with glazed double doors. In terms of overlooking, due to the position of buildings on the plot and in relation to the street, there would be a gap of approximately 29sqm between the front elevation of the application building and the one opposite at no. 190. Given the large distance between building, there are no significant concerns of harmful overlooking between occupiers.
- 4.3 Given the small scale of the proposed balcony, it is considered that that when in use this would not cause harmful noise and nuisance to neighbouring amenity, and would therefore be acceptable in this regard.
- 4.4 Due to the nature of the proposal, there are no concerns that this would impact the neighbouring amenity in terms of loss of daylight, sunlight nor overbearing appearance.
- 4.5 Overall, the proposed balcony at second floor level on top of front bay window and associated alterations, is not considered to cause harmful impact on the neighbouring amenity and therefore acceptable in this regard.

5. Recommendation

- 7.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17th of February 2020, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/4237/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 11 February 2020

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

Phone: 020 7974 4444

planning@camden.gov.uk
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Q Square
Kemp House
152-160 City Road
London
EC1V 2NX
United Kingdom

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

251 Goldhurst Terrace
London
NW6 3EP

Proposal:

Creation of one balcony at second floor level to front elevation, and replacement of timber windows with timber double doors, to residential building (Class C3).

Drawing Nos: 4742/PA/01; 4742/PA/J/05; 4742/PA/J/06; 4742/PA/J/07; 4742/PA/J/08a; 4536/PA/J/09a, 4742/PA/J/10a.

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:

4742/PA/01; 4742/PA/J/05; 4742/PA/J/06; 4742/PA/J/07; 4742/PA/J/08a; 4536/PA/J/09a, 4742/PA/J/10a.

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

- 4 The proposed double doors and railings shall be implemented in accordance with the details as shown on drawings 4536/PA/J/09a and 4742/PA/J/10a.

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.

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 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.
- 3 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

Director of Regeneration and Planning

DRAFT

DECISION