

Application ref: 2019/6002/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

GOA Studio
Hoxton Mix
86-90 Paul Street
London
EC2A 4NE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

73 Goldhurst Terrace
London
NW6 3HA

Proposal:

Alterations to front garden to include reconfiguration of hard and soft landscaping, alterations to boundary treatment; new storage unit; replacement windows to front and rear elevations like for like; new front door, all to single family dwelling (Class C3).

Drawing Nos: Site plan; 1917F 01; 1917F 51; 1917F 02; 1917F 52; 1917F 03; 1917F 53; Design and Access Statement.

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:

Site plan; 1917F 01; 1917F 51; 1917F 02; 1917F 52; 1917F 03; 1917F 53; Design and Access Statement.

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

- 4 All hard and soft landscaping works to include planters in front garden shall be carried out in accordance with the approved plans to include landscape details, by not later than the end of the planting season following completion of the development. Any areas of planting which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The existing front garden has a central area for planting, a section of low front boundary wall and railings and gates for both vehicular and pedestrian access.

It is proposed to remove the vehicular gates and enlarge access by removing 1m of the brick wall, to allow adequate space for a larger car to park and provide pedestrian access also. The existing pedestrian access would be infilled with a low brick boundary wall (with railings above), ensuring there is no loss of this locally characteristic boundary treatment overall. The proposed railings would have a simple design which is appropriate for the host building and wider area and the brickwork would match the existing. Along the side boundaries, a low timber fence is proposed. It is considered that the proposed alterations to the boundary treatment would preserve the character of the host building and wider area.

A low storage unit is proposed to sit adjacent to the side boundary wall near to the front door. Due to its modest scale and dimensions, this would preserve

the open character of the front garden and is therefore acceptable.

The existing planted area is 8.8sqm, surrounded by hardstanding. The proposal would relocate the areas of planting along the side boundary fences and in front of the host dwelling. The areas proposed for planting result in 9.55sqm which is an increase from the current situation and the existing hardstanding would be replaced with permeable concrete paving, which is acceptable. The maintenance of the proposed planting areas would be secured by condition.

It is also proposed to replace all windows on a like for like basis with double glazed units. The existing windows are timber sash with six panes to the top section. The proposed new windows would retain the shape and dimensions of window opening, frame profile and depth, fenestration pattern to include size and placement of structural glazing bars and opening method. It is therefore considered that the proposed new windows would preserve the character of the host building and its appearance which is acceptable.

Two windows at first and second floor within the rear closet wing are proposed to be blocked up. This alteration would be considered acceptable.

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.

In terms of impact on neighbouring amenity, due to the proposals nature, scale and details, it is not considered that harm would be caused to the neighbouring amenity in terms of loss of light, outlook nor privacy.

The property already benefits from a dropped kerb with a driveway area and so no new on-site parking provision would be created, nor would the proposal lead to any loss of on-street parking.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A3, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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.

- 5 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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



Daniel Pope
Chief Planning Officer