

Application ref: 2020/1641/P  
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Date: 13 July 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE  
Phone: 020 7974 4444  
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ArchitectYourHome Camden  
4 Dartmouth Park Road  
London  
NW5 1SY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Garden Flat**  
**36 Goldhurst Terrace**  
**London**  
**NW6 3HU**

Proposal:

Demolition of the existing rear conservatory and erection of a single storey full width rear extension.

Drawing Nos: 03; 04 REVA; 05 REVA; 06; 07 REVE; 08 REVE; 09 REVD and 10 REVB.

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: 03; 04 REVA; 05 REVA; 06; 07 REVE; 08 REVE; 09 REVD and 10 REVB.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed single storey rear extension is subordinate in scale and location to the three storey host building, and replaces the existing conservatory to the rear. The restrained modern design is appropriate for the setting and the high quality materials will ensure that the character and appearance of the host building and this part of the conservation area is preserved. The decorated brick soldier course coping, matching brick work and aluminium bi-fold doors are considered sensitive to the building overall appearance and the contrast in design with the host building and will not have an adverse impact on its appearance.

Although the extension would full width, the extension would not exceed the rear building line of the existing conservatory and this would not be out of keeping with the character of development in the vicinity. Several other houses on this side of the street have been altered to the rear which consist of extensions of variety of, different scales and sizes. As such, the proposed extension would not disrupt the pattern of development in this location and would have a limited impact on the character and appearance of the conservation area.

Due to the proposed extension's scale and context, and the fact it's in a similar position to the existing conservatory, it would not bring about undue harm to the amenities of any adjoining residential occupiers in terms of the loss of light, outlook, or privacy.

Two objections were received prior to making this decision in regards to the roof lantern but this element of the proposal has now been omitted from the scheme. The site's planning history and relevant appeal decisions 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 CA's of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 and the National Planning Policy Framework 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 positioned in the upper left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment