

Application ref: 2020/2895/P
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Date: 20 September 2020

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

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Place Architecture and Design Ltd.
57 Priory Road
Reigate
RH2 8JA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
215 Goldhurst Terrace
London
NW6 3ER

Proposal: Formation of French doors from rear dormer and installation of balustrade and privacy screen in association with the formation of a roof terrace above the 1st floor flat roof.

Drawing Nos: 215 Goldhurst Terrace_Site Location Plan Design and Access
Statement_JUN'20
20.18.050 Rev.00 Site Block Plan
20.18.100 Rev.00 Existing Second Floor Plan
20.18.164 Rev.00 Existing Rear Elevation
20.18.165 Rev.01 Existing Sections
20.18.200 Rev.01 Proposed Second Floor Plan showing proposed roof terrcae
20.18.264 Rev.01 Proposed Rear Elevation
20.18.265 Rev.00 Proposed Sections

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

215 Goldhurst Terrace_Site Location Plan Design and Access
Statement_JUN'20

20.18.050 Rev.00 Site Block Plan

20.18.100 Rev.00 Existing Second Floor Plan

20.18.164 Rev.00 Existing Rear Elevation

20.18.165 Rev.01 Existing Sections

20.18.200 Rev.01 Proposed Second Floor Plan showing proposed roof terrace

20.18.264 Rev.01 Proposed Rear Elevation

20.18.265 Rev.00 Proposed Sections

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

- 4 The use of the roof as a terrace shall not commence until the obscure-glazed privacy screen on the boundary with number 217, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informatives:

- 1 Reasons for granting permission.

A roof terrace at this level would not normally be considered acceptable as it would undermine the proportions of the rear roof slope and alter the dormer window proportions. However in this case rear roof terraces are an established feature of the 1st floor roof profile along much of the terrace, including both adjoining properties. It would therefore be unreasonable to refuse the principle of the development in light of this neighbouring context. It is also noted that the roof terrace would not be visible from the public realm.

The French doors would be timber to match that of the existing building. The balustrade has been revised from glass to metal which is more in keeping with the age and character of the building. An obscure glazed privacy screen would be added between 215 and 217, which is a relatively minor addition and is considered acceptable in design terms by virtue of the location to the rear of

the property. It is considered that the proposals would not cause harm to the character or appearance of the South Hampstead Conservation area

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.

The terrace would not give rise to harmful overlooking of neighboring properties. The obscure glazed privacy screen between 215 and 217 would prevent overlooking of the neighboring terrace and rear windows and a condition is added to secure its installation.

No objections have been received prior to 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, D2 and D1 of the Camden Local Plan 2017. The proposed development 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 written over a light grey rectangular background.

Daniel Pope
Director of Economy, Regeneration and Investment