

Application ref: 2020/3845/P
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Date: 27 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Property Design Solutions Ltd
The Work Shop
80 Dorchester Road
Maiden Newton
Dorchester
DT2 0BG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**93 Goldhurst Terrace
London
NW6 3HA**

Proposal:

Hip to gable roof extension with rear dormer, front rooflight and window to flank elevation.
Drawing Nos: GT0720/4- REV A dated 24/11/2020, GT0720

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, size 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: GT0720/4- REV A dated 24/11/2020, GT0720

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

- 4 The two rooflights to the front roof slope, as shown in the approved drawing ref. GT0720/4- REV A dated 24/11/2020, shall be conservation grade and flush with the roof slope.

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.

Informative(s):

- 1 Reasons for granting permission.

On Officers' request the rear terrace has been removed from the proposal. The glazed balustrade would have added visual clutter and it was considered that raising the parapet height to form a balustrade would also have a harmful impact on the rear closet wing.

In line with Local Plan Policies D1 and D2, and guidance in CPG Altering and extending your home consideration has been given to the character, setting, context, form and scale of neighbouring buildings, as well as the character and proportions of the existing building.

There are hipped roofs at the breaks in the terrace, but these breaks are not at consistent intervals. The prevailing character is from the terraced properties rather than the few hipped roofs on end of terrace properties. The existing hipped roof form is not read as an important part of the composition when viewed from street level. The hip to gable roof extension would be sensitive to the established roof forms on the terrace. The extension would also be architecturally sympathetic to the age and character of the building. The low pitch of the roof slope would ensure that the gabled roof form would have restricted visibility from the street.

The size of the rear dormer has been reduced to comply with CPG Altering and extending your home design guidance. The proposed rear dormer would be set at least 500mm away from eaves, ridge and party walls. This overall scale and design would be acceptable, and would not dominate the roof slope. The rear dormer would be of a similar scale to several others on the terrace and the wider street. The proposed rear-facing dormer would be completed with a timber-framed sash window of appropriate dimensions sensitive to existing windows at first floor level. The dormer cheeks would be completed with hung slate to match the existing roof and the dormer roof would be completed with lead cladding. The proposed materials palette is appropriate to the age and design of the original building and the conservation area.

The proposed front rooflights would be set flush with the existing roof profile. The rooflights would be of an appropriate size and design within the

conservation area and would be considered to adequately preserve the character of the original building. The pitch of the roofslope would ensure that the rooflights would not be visible from the street. The new window on the flank elevation is a minor addition which has no impact on the appearance of the building or the conservation area.

The proposals result in modest additional bulk at roof level that would not unacceptably overshadow neighbouring properties or result in an unacceptable overbearing or enclosing impact. The side window would not result in harmful overlooking.

Special regard has been attached to the desirability of preserving the character and appearance of the conservation area under the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The significance of the conservation area would be preserved.

No objections were received. As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with The London Plan March 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 above the printed name and title.

Daniel Pope
Chief Planning Officer