

Application ref: 2020/3224/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 16 June 2021

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

Mr & Mrs Xinchun and Kaifeng Gao and Chen
73 Goldhurst Terrace
London
NW6 3HA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

73 Goldhurst Terrace
London
NW6 3HA

Proposal:

Installation of new rear terrace with railings and privacy screen, replacement of window with door and green roof.

Drawing Nos: 1917B 01; 1917B 22; 1917B 02; 1917B 22; 1917B 03; 1917B 23; 1917B 04; 1917B 24; Bauder XF301 Sedum System Product datasheet (Revision: January 2018), Bauder XF301 Sedum System Product datasheet System Summary (Revision: November 2020 V2) and The Green Roof Organisation GRO fire risk guidance document; Site location plan.

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:

1917B 01; 1917B 22; 1917B 02; 1917B 22; 1917B 03; 1917B 23; 1917B 04; 1917B 24; Bauder XF301 Sedum System Product datasheet (Revision: January 2018), Bauder XF301 Sedum System Product datasheet System Summary (Revision: November 2020 V2) and The Green Roof Organisation GRO fire risk guidance document; Site location plan.

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

- 4 The area indicated as green roof hereby permitted shall not be used as a roof terrace/balcony.

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

- 5 The use of the roof as a terrace shall not commence until the privacy screen, as shown on the approved drawings, has been installed. The privacy screen shall be timber, see-through with a hit and miss design as indicated on the dwg nos 1917B 22; 1917B 23; 1917B 24. 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.

- 6 The proposed green roof shall be fully implemented on the area annotated GREEN FLAT ROOF on the dwg no. 1917B 22, and in accordance with the approved details: Bauder XF301 Sedum System Product datasheet (Revision: January 2018), Bauder XF301 Sedum System Product datasheet System Summary (Revision: November 2020 V2) and The Green Roof Organisation GRO fire risk guidance document . The green roof shall be maintained throughout the year and be inspected at least twice yearly, in autumn for leaf clearance and weed control and spring to monitor growth and colour and replace any species/plants that have perished.

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of

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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 centered on the page.

Daniel Pope
Chief Planning Officer