

Application ref: 2021/1136/P
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Date: 7 September 2021

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

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Mr Jahangir Alom
25 The embankment
Bedford
MK40 3PD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
145 Goldhurst Terrace
London
NW6 3EU

Proposal: Erection of two storey rear extension and associated works
Drawing Nos: Existing: A3-U05-XX-1000 A1, A3-U05-XX-1010 A1, A3-U05-XX-1100 A1, A3-U05-XX-1200 A1, A3-U05-XX-1300 A1, A3-U05-XX-1400 A1, A3-U05-XX-1500 A1, A3-U05-XX-1600 A1, Proposed: A3-U05-XX-2100 A2, A3-U05-XX-2200 A3, A3-U05-XX-2300 A3, A3-U05-XX-2400 A4, A3-U05-XX-2500 A3, A3-U05-XX-2600 A3

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:

Existing: A3-U05-XX-1000 A1, A3-U05-XX-1010 A1, A3-U05-XX-1100 A1, A3-U05-XX-1200 A1, A3-U05-XX-1300 A1, A3-U05-XX-1400 A1, A3-U05-XX-1500 A1, A3-U05-XX-1600 A1; Proposed: A3-U05-XX-2100 A2, A3-U05-XX-2200 A3, A3-U05-XX-2300 A3, A3-U05-XX-2400 A4, A3-U05-XX-2500 A3, A3-U05-XX-2600 A3.

- 4 Reason: For the avoidance of doubt and in the interest of proper planning. Other than the areas explicitly identified on the approved drawings as a roof terrace, no part of any other roof of the building shall be used as a roof terrace or other form of open amenity space. Any access out onto this area shall be for maintenance purposes only. The balustrade hereby approved shall be installed prior to the use of the terrace and shall be retained and maintained thereafter.

Reason: In order to protect the existing residential amenities of the occupiers of neighbouring properties in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

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 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.
- 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 2021.

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
Chief Planning Officer