

2021/1136/P - 145 Goldhurst Terrace



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Fig 1. Existing aerial view



No.145 Goldhurst Terrace - Front Elevation & Front Garden



No.145 Goldhurst Terrace - Rear Elevation & Rear Garden

Fig 2. Existing front and rear elevations

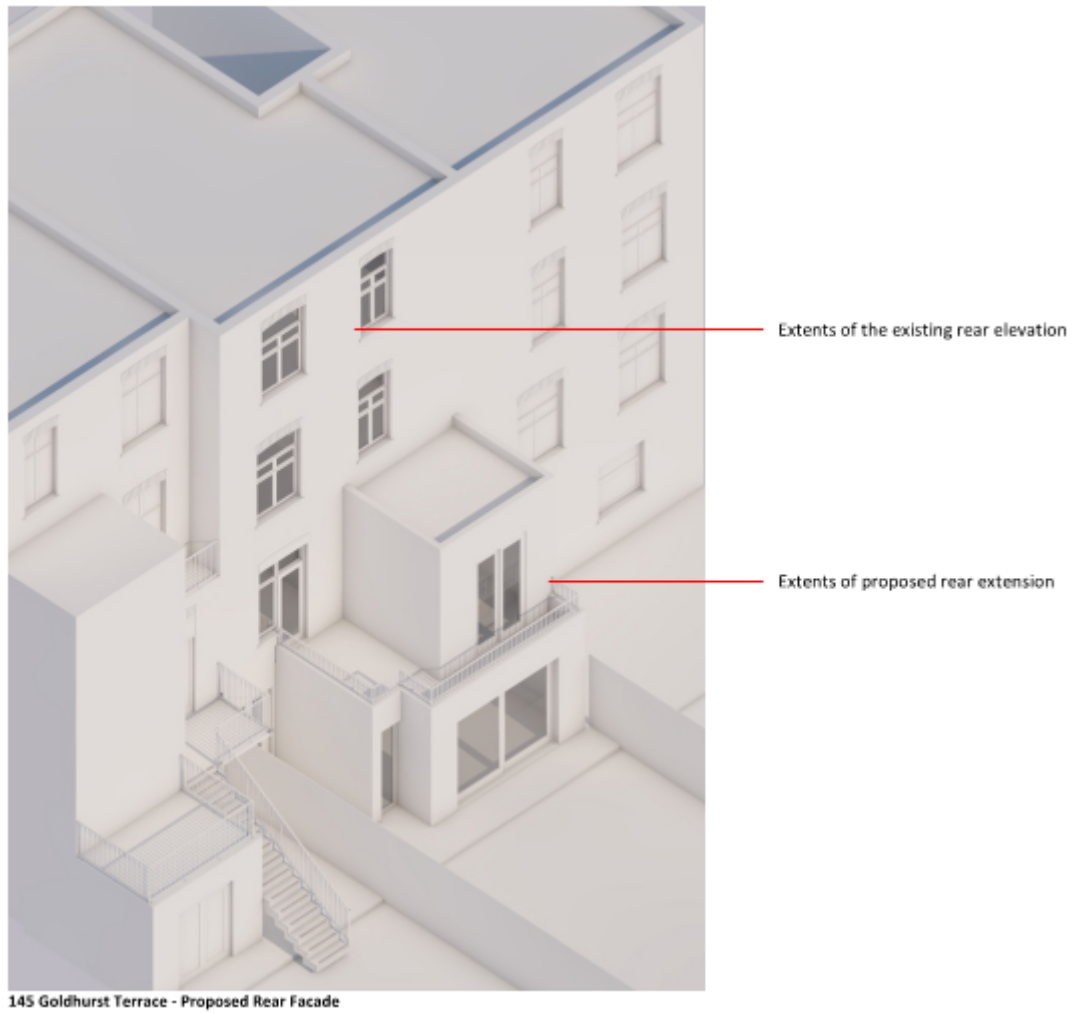


Fig 3. Proposed rear elevation visual

Delegated Report (Members Briefing)	Analysis sheet	Expiry Date:	06/05/2021
	N/A	Consultation Expiry Date:	30/05/2021
Officer		Application Number(s)	
Jaspreet Chana		2021/1136/P	
Application Address		Drawing Numbers	
145 Goldhurst Terrace London NW6 3EU		Refer to draft decision notice	
Proposal(s)			
Erection of two storey rear extension and associated works			
Recommendation(s):	Grant Conditional Planning Permission		
Application Type:	Full Planning Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	04	No. of objections	04
Summary of consultation responses:	<p>A site notice was displayed on 05/05/2021. A local press release was published on 06/05/2021.</p> <p>Three letters of representations have been received from neighbouring occupiers in flats at 143 Goldhurst Terrace <u>objecting</u> on the following grounds:</p> <ul style="list-style-type: none">• Loss of light the extension; and• Loss of privacy from the roof terrace. <p>An additional <u>comment</u> is made from one respondent suggesting that the second floor be set away from the boundary of the property and reduced in depth.</p>			
Local groups comments:	<p>The CRASH Committee makes the following <u>objections</u>:</p> <ul style="list-style-type: none">• The 2 storey extension is out of keeping with the wider terrace;• The roof terrace will provide direct views into neighbouring gardens and possibly into neighbouring windows; and• The Committee would prefer brick to render. <p><u>Officer comment</u> <i>The amenity and design/heritage response to the objections is incorporated in the relevant section of the assessment below. In summary:</i></p> <ul style="list-style-type: none">• <i>Both privacy and light impacts are not materially harmful to neighbours;</i>• <i>There are numerous two storey extensions at the rear of adjoining building of different form with 145 and 143 being the only two in the run that have not been extended. Consequently, there is no particular uniformity and the extension is not out of character; and</i>• <i>The application has been revised to incorporate matching brickwork on the first floor/upper ground part of the extension. The ground floor (rear) of the house is currently rendered and the proposal will match the existing building.</i>			
Site Description				
<p>The application relates to a terraced building on the south side of Goldhurst Terrace near to its junction with Fairhazel Gardens. The building is four storeys in height with a part flat, part low pitch with central valley roof behind a parapet and is subdivided into four flats, one per floor. The ground floor flat is 'lower ground' where the street is half a storey higher than the floor level. The rear garden is level with the ground floor.</p> <p>The building is within the South Hampstead Conservation Area and is defined as making a positive contribution, dating from between 1879 to 1900. The front elevation makes the greatest contribution whereas the rear is more plain in form. There have been piecemeal window alterations over the years. The rear of the adjoining terrace of buildings has numerous examples of full width extensions at both ground and first floor level such that little uniformity remains at lower levels. The rear elevation and garden is only visible from private views, including the more modern residential building facing Coleridge Gardens.</p>				

Relevant History

2020/5234/P Certificate of lawful for the use of the building a four self-contained flats granted 21/12/2020

Relevant policies

National Planning Policy Framework 2021 (NPPF)

London Plan 2021

Camden Local Plan 2017

A1 – managing the Impact of development;
D1 – Design; and
D2 – Heritage.

Camden Planning Guidance (CPG)

Design (January 2021)
Home Improvements (January 2021)
Amenity (January 2021)

South Hampstead Character Appraisal and Management Strategy 2011

Assessment

1. Proposal

1.1. The application proposes a two storey rear extension to the lower ground and basement flats. At ground floor level, the extension matches the depth of the neighbouring extension at 147 Goldhurst Terrace (3.7m) and is partial width. At first floor level it is set in both in depth (2.8m) and width. It incorporates a terrace/balcony area on the ground floor roof.

1.2. The application has been revised during the course of determination as follows:

- The railing on the first floor roof has been omitted;
- The material finish of the first floor part of the extension has been revised to match the brickwork on the main house; and
- Changes to the window design.

2. Assessment

2.1. The main considerations in the assessment of the application are:

- Design and heritage
- Amenity

Design and heritage

2.2. As stated in the site description above, the building is defined as making a positive contribution to the character and appearance of the South Hampstead Conservation Area. There is no particular uniformity to the rear elevation of this group of buildings on the south side of Goldhurst Terrace with this and its neighbour at 143 being the only two that have yet to be extended. The existing extensions on neighbouring properties vary in form with examples of two storey extensions. The depth of the ground floor component matches the rear building line of the adjacent extension at 147 Goldhurst Terrace. The proposal is not regarded to be out of keeping with the character and appearance of the terrace.

- 2.3. The form of the extension, partial width at ground floor with further reductions in mass at first floor, is subordinate to the main house and achieves the design principles sought in CPG Design and CPG Home Improvements. The material finish and window design has been revised to better relate to the historic building.
- 2.4. Consequently, the development is considered to preserve the character and appearance of the Conservation Area. In making its assessment, the Council has given special regard to the heritage asset in accordance with statute and national planning guidance.

Amenity

- 2.5. The proposed extension would sit on the common boundary of no. 143 Goldhurst Terrace. At ground floor it would extend 3.7m and at first floor 2.8m. In accordance with the guidance from the Building Research Establishment, the proposal does not require an assessment of daylight and sunlight should a 45 degree line in plan and elevation intersect a neighbouring window at a specified position in the window. This is on the basis that it would be unlikely to have a material impact on light. The one exception is a partially glazed door to a kitchen at ground floor closest to the proposed extension. Given the nature of the door and the room it serves, this is considered to be acceptable.
- 2.6. There are no windows proposed on either flank wall of the extension and all windows would look south with similar views over the rear garden area and towards the rear building as others adjoining in the terrace. A roof terrace is proposed at upper ground floor roof level that would also look over the gardens. Given its shallow depth adjacent to 143 and the setback and form of 147, there would be no direct views into neighbouring habitable rooms.
- 2.7. Outlook has also been assessed and whilst the proposal would introduce a two storey form on the common boundary with 143, the occupants therein would still retain good openness to the rear, which is south facing.
- 2.8. Consequently the development, would not give rise to a material loss of amenity to neighbouring occupiers and accords with the relevant policies specified above.

3. Recommendation

- 3.1. Grant planning permission subject to conditions, as set out in the attached draft decision notice.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 6th September 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/1136/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Email: Jaspreet.Chana@camden.gov.uk
Date: 31 August 2021

Development Management
Regeneration and Planning
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Judd Street
London
WC1H 9JE
Phone: 020 7974 4444
planning@camden.gov.uk
www.camden.gov.uk

Mr Jahangir Alom
25 The embankment
Bedford
MK40 3PD

DRAFT

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.

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

- 4 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

Chief Planning Officer

DECISION