

Application ref: 2021/0686/P
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Date: 4 May 2022

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk
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KKR Planning & Design Ltd
Oasis Business Centres Ltd
468 Church Lane
Kingsbury
London
NW9 8UA

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

219 Goldhurst Terrace
London
NW6 3EP

Proposal:

Erection of a 2 storey rear extension with lightwell, following the demolition of the existing single storey rear addition.

Drawing Nos: P-01; P-02 Rev C; P-03 Rev A; P-04 Rev C; site location plan; Basement Impact Assessment Report (BIA) by Ashton Bennett Consultancy, re. MZ 3470 issue 1, dated April 2021; Design Statement by KKR Planning & Design Ltd, ref. KKR-1316, dated November 2020; Factual Geotechnical Ground Investigation Report by STM Environmental Consultants Ltd, ref. GT-2021-000045, version 1.0, dated 16 June 2021.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: P-01; P-02 Rev C; P-03 Rev A; P-04 Rev C; site location plan; Basement Impact Assessment Report (BIA) by Ashton Bennett Consultancy, re. MZ 3470 issue 1, dated April 2021; Design Statement by KKR Planning & Design Ltd, ref. KKR-1316, dated November 2020; Factual Geotechnical Ground Investigation Report by STM Environmental Consultants Ltd, ref. GT-2021-000045, version 1.0, dated 16 June 2021.

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

- 3 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.

- 4 The development shall be carried out in accordance with the methodologies, recommendations (on monitoring and mitigation) and requirements of the Basement Impact Assessment documents and supporting information hereby approved.

Reason: To safeguard the appearance and structural stability of neighbouring buildings and the character of the immediate area in accordance with the requirements of policies D1, A1 and A5 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

Planning permission is sought for the erection of a two storey extension between the lower and ground floors following the demolition of the existing single storey rear extension. During the course of the application, the excavation for a basement extension under the main building's footprint was omitted from the scheme. Planning permission was previously approved but not implemented for a rear ground floor extension of a similar design, width and footprint on 24/06/2008 (ref: 2008/1020/P) and was renewed on 02/08/2011 (ref:2011/2544/P) and again on 04/04/2018 (ref 2018/0506/P).

On previous applications as discussed above, the single storey full width extension was considered acceptable in design and bulk terms. The new proposed 2 storey full width extension takes advantage of the differing ground levels between house and garden in order to now accommodate 2 floors with minimal impact. Its roof line is marginally higher than the approved extension and the existing adjoining rear extension at no. 217, but its rear building line matches both of these. Overall the bulk and size of the extension is considered acceptable and does not harm the proportions or appearance of the rear elevation of the original house or adjoining ones. There are other full-width

extensions in the terrace.

The extension will have more fenestration than the previous one with wide span doors and windows facing the garden in black aluminium powder coated frames. The walls with London Stock will match the existing rear wall. The large set of double folding doors lessens the visual impact of the structure. The design and materials are considered acceptable.

The rear of the property is not visible from any public vantage points and the materials are considered sympathetic to the host building. Thus the proposal would at the very least preserve the character and appearance of the host building and 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 new extension will be 2.1m lower than the house's floor level which is itself 1.1m higher than the rear garden level. Thus approximately 1m depth of existing garden would be excavated to accommodate the 2 storey rear extension. A revised Basement Impact Assessment has been submitted which has been audited by the Council's external engineering consultants. They confirm that, with the inclusion of the monitoring strategy and mitigation measures identified, the proposed excavation will not have a significant impact on the slope stability, hydrology or hydrogeology of the surrounding area. Based on the revised submission, the BIA is considered to meet the requirements of Camden Planning Guidance on Basements.

The amenity impact was also assessed for the previous applications for a rear extension of similar height and projection here and it was considered acceptable. Although the proposal would result in a 4m high wall projecting out by approx. 6m along the boundary with No. 221, it was considered that light and outlook would not be adversely affected. No. 217 Goldhurst Terrace has an extension of similar height and depth and therefore the proposal will not have any harmful impact on the amenity of this property. The proposed 1.1m deep basement lightwell between the main house and the proposed rear extension would not be harmful on the amenities of the neighbouring properties.

No objections have been received following the statutory consultation; one comment about structural damage to a neighbouring property has been taken account in the assessment of this application. The site's planning and appeal history has been taken into account when coming to this decision.

- 2 The proposal is thus in general accordance with policies D1, D2, A1 and A5 of the London Borough of Camden Local Plan 2017 and also with the London Plan 2021 and National Planning Policy Framework 2021.
- 3 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).

- 4 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.

- 5 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



Daniel Pope
Chief Planning Officer