

Application ref: 2020/4244/P  
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Date: 8 March 2022

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

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[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Draw Plans  
39  
Knighton Park Road  
London  
SE26 5RN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 1**

**71 Goldhurst Terrace**

**London**

**NW6 3HA**

Proposal:

Erection of a single storey ground floor rear/side extension.

Drawing Nos: Location Plan, DPL.01 (Existing), DPL.02 (Proposed Drawings), DPL.03 (Proposed Elevations), DPL.04 (Proposed Elevations), DPL.04 (Specifications).

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:

Location Plan, DPL.01 (Existing), DPL.02 (Proposed Drawings), DPL.03 (Proposed Elevations), DPL.04 (Proposed Elevations), DPL.04 (Specifications)

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the ground floor projection shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers, and the amenity and appearance the area in accordance with policies A1 and D1 and D2 if in CA of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The area has several rear extensions on neighbouring properties but there is a relatively consistent building line for the extensions. The application originally proposed a deeper extension extending from the two-storey projection by around 9m which would have projected beyond the established building line. The scheme was amended to bring the proposed extension back in line with the neighbouring property at number 73, and several others on the street. The extension would be subordinate, not occupy an excessive proportion of the garden space, and be in character with the other built forms in the area. It would preserve the character and appearance of the South Hampstead conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

Although full width, the extension leaves a gap/lightwell of around 4.8m from the rear of the main building, mitigating the impact on amenity on the adjacent property at 69. Whilst there would be some light-spill from the rooflights, they are close to the main building so the impact would be limited. A condition is attached preventing the use of the flat roof as a roof terrace.

The council received one comment prior to making this decision which has been taken into account and resulted in amendments to the proposal. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 2021 and the National Planning Policy Framework 2021.

- 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, 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](http://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