

Application ref: 2021/0096/P
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Date: 8 September 2022

Development Management
Regeneration and Planning
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tea-arc
32 Cissbury Ring South
London
N12 7BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
71 Goldhurst Terrace
London
NW6 3HA

Proposal:

Installation of rear terrace to 1st floor flat roof with railings and privacy screen(s), and replacement of sash window with timber framed French doors to allow access.

Drawing Nos: Drawing Set 1 - (GT_P_)001 rev A, 002 rev A, 003 rev C, 004 rev B, 005 rev A;

Drawing Set 2 - (GT_P_)011 to 015 (inclusive);

Design and Access Statement from tea-arc dated January 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: Drawing Set 1 - (GT_P_)001 rev A, 002 rev A, 003 rev C, 004 rev B, 005 rev A; Drawing Set 2 - (GT_P_)011 to 015 (inclusive); Design and Access Statement from tea-arc dated January 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 Only the area shown on the approved drawings as terrace space (labelled "Terrace decking" on drawings GT_P_004 B and GT_P_014) shall be used as a roof terrace. The remaining areas of flat roof shall not be used as a roof terrace, sitting out area or other amenity space.

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 roof terrace hereby permitted shall not be used unless the privacy screen shown on drawings GT_P_003 C and GT_P_004 B has been installed as shown on the approved drawings. If planning permission 2020/4244/P (or as amended by 2022/2846/P) for a ground floor extension is implemented, the roof terrace hereby permitted shall not be used unless both the privacy screens shown on drawings GT_P_013 and GT_P_014 have been installed as shown on the approved drawings. Any privacy screens as required shall be permanently retained and maintained 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.

Informative(s):

- 1 Reasons for granting planning permission:

The host building is part of a long row of terraced properties. To the rear, a number of properties have been extended at ground floor level with single storey extensions and terraces on top, most of which appear to be historic. The most recent approval in 2021 was for a similarly sized and positioned roof terrace at the adjoining property (no. 73 Goldhurst Terrace - 2020/3224/P). Overall, therefore, given the established character along this row of rear terraces, the introduction of a terrace at the host property is considered to be acceptable in principle.

The application is only for first floor alterations at the rear, and the ground floor of the building is a separate planning unit. The application proposes a roof terrace that would sit on the top of a single storey rear extension and occupy an area that would mirror the width of the existing three storey rear projection and project a modest depth of approximately 3.2m, being well set-back from the existing rear garden.

Drawing Set 1 shows the proposed first floor alterations in the context of the existing ground floor arrangement. Drawing Set 2 shows the proposed first floor alterations in the context of extant permissions for a full width, single storey rear extension at ground floor level (2020/4244/P dated 08/03/2022 and non-material amendment 2022/2846/P dated 21/07/2022 to reposition a rooflight) having been implemented.

In both cases, it is considered that the area proposed for use as terrace space is proportionate to the roof area of the extensions and is appropriate.

The proposed terrace would be surrounded by simple 1.1m high metal railings. A 1.7m high cedar wood privacy screen, with see through design (hit-and-miss) is proposed on the boundary with no. 73 Goldhurst Terrace along a modest portion of the terrace. Drawing Set 2 would ensure that similar screening is also installed on the opposite side under circumstances where the approved full-width extension is built, so ensuring that any potential overlooking into rooflights below would be restricted. All privacy screens would appear appropriate in this context due to their proposed projection, size, location and detailed design.

A compliance condition is attached ensuring that no other part of the flat roof of the projection shall be used in the future as a roof terrace, sitting out area or other amenity space given that the size of the proposed terrace is considered to be the maximum area possible to ensure that the amenity of occupiers at both the host and neighbouring properties is protected. For similar reasons, a condition would also be attached to ensure that all screens are installed prior to the first use of the terrace. As a consequence, there would be no significant adverse impact on adjoining occupiers on either side or at the rear in amenity terms from any increased overlooking or loss of privacy as a result of the proposal.

The proposals also involve the replacement of an existing timber framed sash window at 1st floor level on the rear elevation with a timber framed double door in order to provide access to the proposed terrace. Following Council advice, the dimensions of the proposed door have been revised so that it would closely match the existing opening in terms of its width and height, which would help ensure that the appearance of the rear elevation is preserved.

Overall, therefore, given the existing character along the terrace and a recent approval for a similarly sized and screened roof terrace at the adjoining property at no. 73 Goldhurst Terrace (2020/3224/P), the proposed development is considered would preserve the character and appearance of the host building, wider rear terrace and the South Hampstead Conservation Area, and is acceptable.

The site's planning and appeals history has been taken into account when coming to this decision. An objection was initially received following statutory consultation from the Combined Residents Associations of South Hampstead (CRASH) and then subsequently withdrawn - see consultation summary sheet for details.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the South Hampstead Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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) 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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer