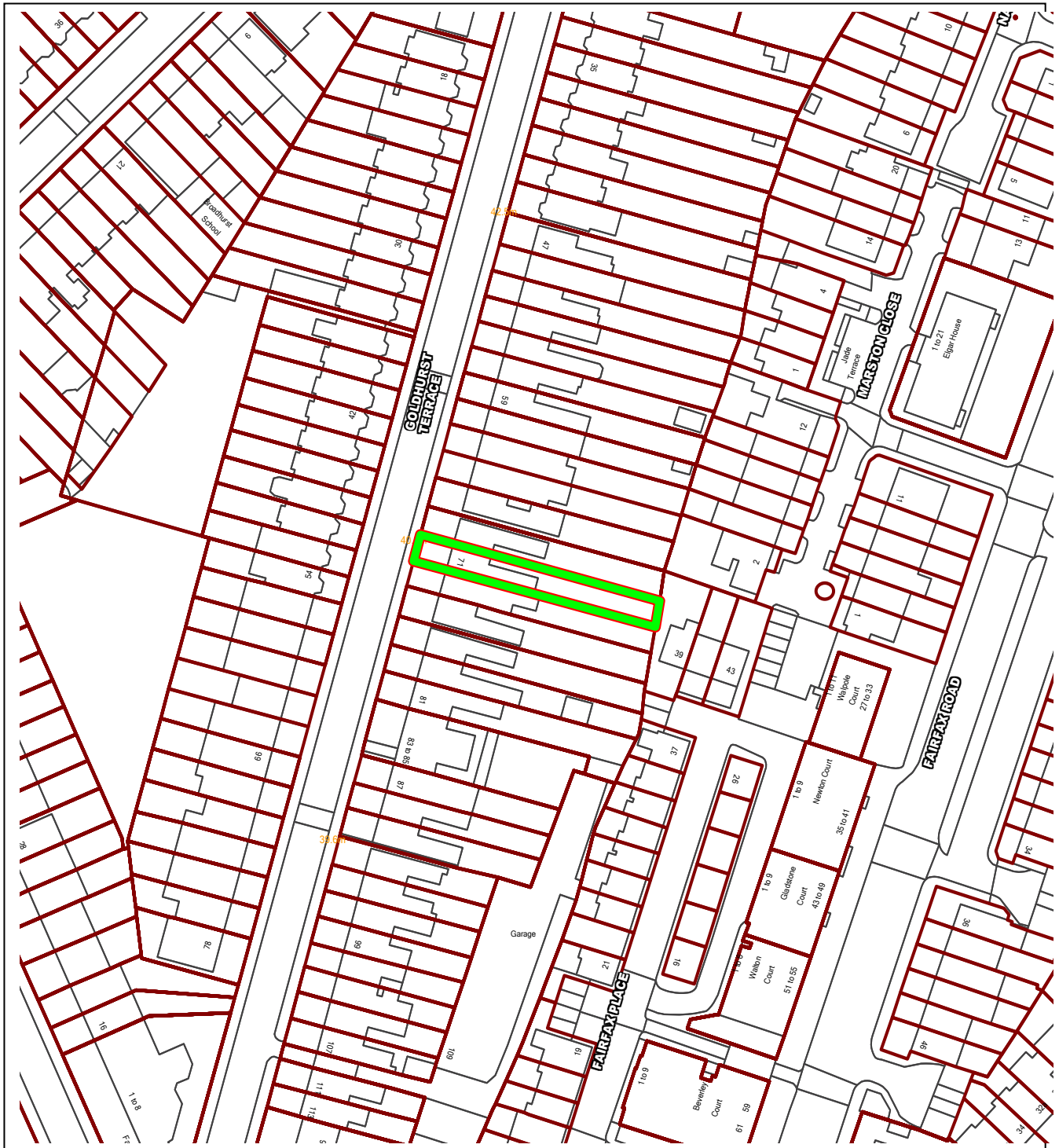


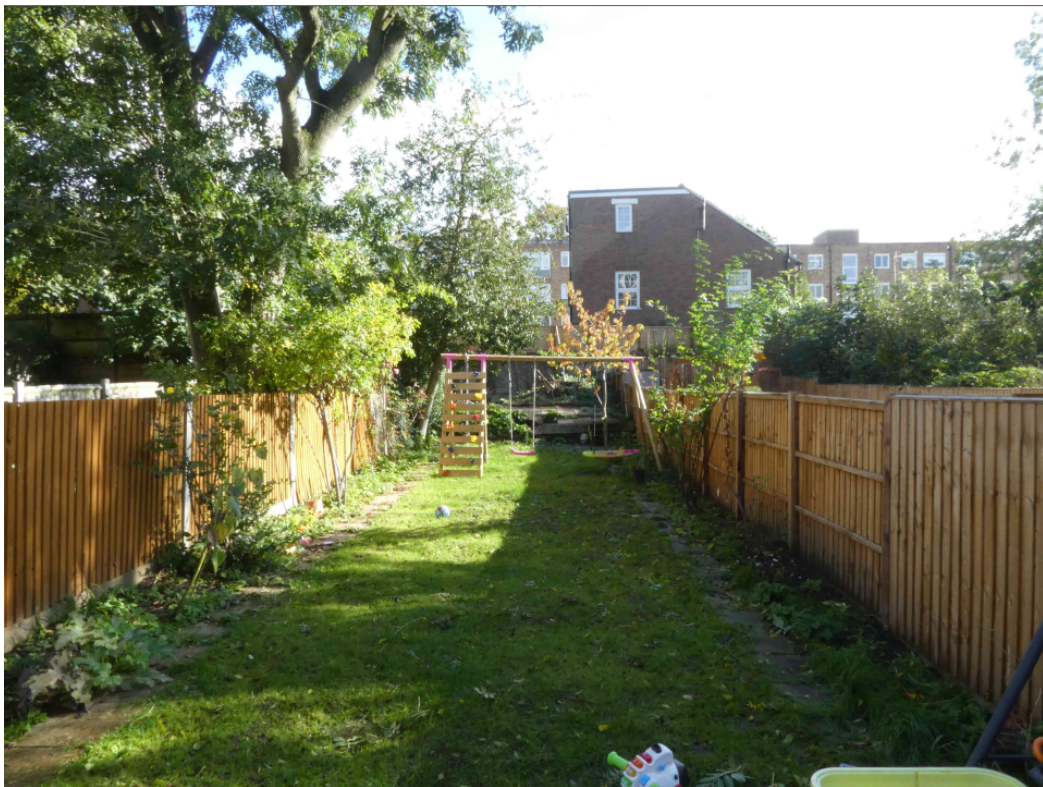
2021/6060/P - 71 Goldhurst Terrace, London,  
NW6 3HA



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



1. Aerial view of the application site and surroundings. Red arrow showing location of the proposed outbuilding.



2. View of the rear garden from the rear of the building.



3. View from the garden looking at the application site.



4. Rear of the garden. Looking at the fence at 69 Goldhurst Terrace (left), mature tree (left) and 45 Fairfax Place to the rear



5. View of the rear garden, boundary with 45 Flairfax Place to the rear, boundary with 73 Gholdhurst terrace to the right.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>04/02/2022</b>	
<b>(Members Briefing)</b>		N/A		<b>Consultation Expiry Date:</b>		10/02/2022	
<b>Officer</b>				<b>Application Number(s)</b>			
Jennifer Dawson				2021/6060/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
71 Goldhurst Terrace Camden London NW3 7UU				<i>See draft decision notice</i>			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of garden room in rear garden							
<b>Recommendation:</b>		Grant conditional planning permission					
<b>Application Type:</b>		Full Planning Permission					

<b>Conditions or Reasons for Refusal:</b>	<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	<p>A site notice(s) was displayed near to the site on the 13/01/2022 (consultation end date 06/02/2022).</p> <p>The development was also advertised in the local press on the 17/01/2022 (consultation end date 10/02/2022).</p>			
<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	No responses were received from neighbouring occupiers.			
<b>CRASH Committee:</b>	<p>A letter of objection was received on behalf of the CRASH (Combined Residents' Associations of South Hampstead) residents Group.</p> <ol style="list-style-type: none"> <li>1. The materials proposed are not sympathetic to the conservation area nor the environment</li> <li>2. The size/siting of the room does not appear to provide adequate space for movement of wildlife</li> <li>3. There is no concession to the environment through for example, rain water collection, sustainable drainage, sedum roof, wood (rather than UPVC) frame, non-invasive foundation system</li> <li>4. Other outbuildings in the conservation area have typically been rendered in wood rather than the material of the main building thus the design is not suitable for a garden room in the conservation area.</li> <li>5. The building will sit very high against the boundary walls to both side - more than double height of the boundary wall</li> </ol> <p><u>Officer's response:</u></p> <ol style="list-style-type: none"> <li>1. <i>The outbuilding would fit in with the garden character. Please see paras 3.2-3.5.</i></li> <li>2. <i>Whilst this is noted, it is considered that some level of movement would still be possible. Please see para 3.2-3.5, 5.3.</i></li> <li>3. <i>The proposal has been revised to include a green roof and details of the foundations are secured by condition. Please see paras 1.2, 3.4, 6.2-6.4.</i></li> <li>4. <i>As per point 1, Please see para 3.2-3.5.</i></li> <li>5. <i>This element has been revised, Please see paras 1.2, 3.3.</i></li> </ol>			

## Site Description

The subject site is a three-storey terraced house on the east side of Goldurst Terrace. The building dates from the late 19th century and has been divided into flats. The majority of properties in the street are also large residential properties. The site lies within the South Hampstead Conservation Area but is not statutory or locally listed and there are no trees subject to tree preservation orders at the site.

## Relevant History

Application site:

**2020/4244/P** - Erection of a single storey ground floor rear/side extension. **Granted 08/03/2022**

**2008/0974/P** - Erection of a two dormer windows on the rear roof slope and installation of 4 rooflights at the front roof slope in association with the provision of additional residential accommodation for the top floor flat. **Granted 21/05/2008**

**9301021** - Erection of a single storey rear extension to the existing flat. **Granted 04/11/1993**

## Relevant policies

**National Planning Policy Framework (2021)**

**The London Plan (2021)**

**Camden Local Plan (2017)**

- A1 Managing the impact of development
- A2 Open Space
- A3 Biodiversity
- D1 Design
- D2 Heritage
- CC1 Climate change mitigation
- CC2 Adapting to climate change

**Camden Planning Guidance:**

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Biodiversity (2018)

**The South Hampstead Conservation Area Appraisal and Management Strategy (2011)**

## Assessment

## **1. The proposal**

1.1 This application seeks planning permission for an outbuilding at the rear of the property. The outbuilding would measure 2.5m in height, 4m in depth and 5.2m in width, with a set-back from all boundaries of 0.25m.

1.2 Revisions were made in response to the objections. The proposal now includes a green roof and has been reduced in size by 1m, from 5m deep to 4m deep into the garden. The raised terrace area has been removed to lower the height of the proposal by 1m.

## **2. Considerations**

2.1 The main issues to be considered are:

- Design and heritage
- Impact on neighbouring amenity
- Trees and landscaping

## **3. Design and heritage**

3.1. Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings. The South Hampstead Conservation Area Appraisal states that 'any development of rear garden spaces should not detract from the general feeling of openness, and should ensure that most of the existing garden space is retained.'

3.2. The application site has a deep garden of approx. 26m long which extends with the width of the property. The proposal would be discreetly sited at the rear of the site, close to the neighbouring boundaries. The garden space is measured at approx. 170sqm and the proposal 20.8sqm. As such approximately 87.76% of garden space would be undeveloped, which is considered sufficient to maintain a good level of outdoor amenity for the application property.

3.3. The proposed development would have a compact form and modest scale. The rear boundary wall with 43 Fairfax Place is 50cm higher than the proposed structure, whilst the structure would project above the boundary with nos. 69 and 73 Goldhurst Terrace by 50cm. As such given the existing context, the propose outbuilding would retain visibility over existing garden walls and not detract from the open character of the host garden and the garden amenity of neighbouring ones.

3.4. The outbuilding would have a rectangular shape, with aluminium glazing doors and aluminium window facing the garden. It would have a flat roof with a green roof above, details of which would be secured by condition. The structure would have a render finish with brick base which are appropriate in this instance. Due to its scale, projection and detailed design the proposed structure would have a domestic appearance and integrate well with the host garden and the surrounding ones.

3.5. The outbuilding would not result in a significant loss of green garden space, it would preserve the character of the Conservation Area in the public domain, and it would not result in a significant loss of openness, green space or trees/planting or habitat for any protected species.

## **4. Amenity**

4.1. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on



daylight and sunlight.

- 4.2. The development has been revised to reduce overlooking into the neighbours' properties. The original proposal was situated on a raised platform, 1m high, which resulted in some level of overlooking to neighbouring gardens to either side. Under the revised drawings the platform has been removed and the structure would now sit flush with the ground level and only project above the side boundary walls by 50cm, which is less likely to result in harmful overlooking.
- 4.3. In terms of overlooking to the neighbouring windows, the neighbouring properties at 73 and 60 sit at approx. 20m and 23m at an oblique angle. Given the large distances and direction of view, it is not likely that harmful overlooking would occur from the proposed outbuilding.
- 4.4. Due to the position and location of the structure, there are no daylight/sunlight issues created. In light of the above, the proposed development will not harm neighbouring amenity and is therefore not contrary to policies A1 of the Camden Local Plan 2017.

## 5. **Trees and landscaping**

- 5.1 Policies A3 and D1 advises that the Council will seek to protect gardens, and resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value. It requires that trees and vegetation which are to be retained to be satisfactorily protected during construction in line with DS5837:2012 'Trees in relation to Design, Demolition and Construction'.
- 5.2 The garden space proposed for removal has been reviewed and is not considered to hold significant biodiversity value and therefore it is acceptable for the outbuilding to be erected here. given the large remaining area of garden (87.76%). Adjacent to the boundary with no. 69, there is a mature tree which is protected by the Conservation Area and appears to have some amenity value to the area given its visibility from Marston Close. The submission includes some details of the building foundation, however it is unclear whether these have taken into account the root protection area of this tree. As such, details of the foundations and layout would be secured by condition prior to any works on site.
- 5.3 The proposed outbuilding would sit at a small distance from all boundaries. Whilst this is acknowledged it would still allow a modest space for planting and wildlife movement. The proposal includes a green roof which would contribute to the biodiversity of the site, details of which would be secured by condition.
- 5.4 In light of the above, the proposed scheme is considered to have an acceptable impact on the biodiversity of the site and will protect existing trees and vegetation of amenity value.

## 6. **Recommendation**

- 6.1. Grant conditional full planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 23rd January 2023 , 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2021/6060/P  
Contact: Jennifer Dawson  
Tel: 020 7974 8142  
Email: [Jennifer.Dawson@camden.gov.uk](mailto:Jennifer.Dawson@camden.gov.uk)  
Date: 19 January 2023

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Discount Plans Ltd  
4 st annes  
doric way  
euston  
euston  
nw1 1lg  
United Kingdom

# DRAFT

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**

# DECISION

Proposal:

Erection of garden room in rear garden

Drawing Nos: DPL . 07 ., DPL . 01 .B, DPL . 02 .B, DPL . 04 .B, DPL . 06 .B, DPL . 05 .B,  
DPL . 03 .B

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 DPL . 07 ., DPL . 01 .B, DPL . 02 .B, DPL . 04 .B, DPL . 06 .B, DPL . 05 .B, DPL . 03 .B

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 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
  - i. a detailed scheme of maintenance
  - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to commencement of any works on site, details of the design of building foundations and the layout, with dimensions and levels, of service trenches and other excavations on site in so far as these items may affect trees on or adjoining the site, shall be submitted to and approved in writing by the local planning authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policies A2 and A3 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 Reasons for granting permission. [As such, the proposed development is in general accordance with policies A1, A3, 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.

- 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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

Chief Planning Officer