

Application ref: 2023/0496/P
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Date: 4 August 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Freedom Homes Architects
85 Uxbridge Road
Ealing Cross
London
W5 5BW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
36 Burghley Road
London
NW5 1UE

Proposal:

Erection of a single storey extension to the rear elevation and associated works.

Drawing Nos: BR-R00-EX-101, BR-R00-EX-102, BR-R00-EX-103, BR-R00-EX-104, BR-R00-EX-105, BR-R00-EX-106, BR-R00-PR-101 REV R02, BR-R00-PR-102 REV R02, BR-R00-PR-103 REV R02; R-R00-PR-104 REV R02, BR-R00-PR-105 REV R02; BR-R00-PR-106 REV R01, BR-ROO-PR-107 REV R02, BR-ROO-PR-108 REV R02, Fire statement.

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: BR-R00-EX-101, BR-R00-EX-102, BR-R00-EX-103, BR-R00-EX-104, BR-R00-EX-105, BR-R00-EX-106, BR-R00-PR-101 REV

R02, BR-R00-PR-102 REV R02, BR-R00-PR-103 REV R02; R-R00-PR-104 REV R02, BR-R00-PR-105 REV R02; BR-R00-PR-106 REV R01, BR-ROO-PR-107 REV R02, BR-ROO-PR-108 REV R02, Fire statement.

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 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the proposed rear ground floor extension shall not be used as a terrace and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking of the neighbouring premises in accordance with the requirements of Policies G1 and A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposed development is considered acceptable in terms of its compatibility to the design of the original building. It would also result in an acceptable visual impact to the character and appearance of the street as the extension is modest in size and would be set away from both neighbouring boundaries. The extensions design, size, scale and materials would all be considered acceptable and in accordance with the character and appearance of the existing dwelling and the surrounding area.

An external alteration is also proposed where the side door is to be moved from the front side elevation to the rear side elevation. This is a minor alteration and is not considered to cause an adverse impact on the subject dwelling or the surrounding area.

The revised scheme by virtue of its subordinate form, and cut off corner design with the adjoining boundary with No. 34 Burghley Road, would not impact on their amenity in regards to loss of light, outlook, or privacy impacts.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

Therefore, it is considered that the proposed single storey rear extension would not significantly detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with Policies A1 and D1 of the London Borough of Camden Local Plan 2017 as well as the London Plan 2021 and NPPF 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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer