

Mr. Brendan Giblin
BBA
40 Westow Street
London
SE19 3AH

Application Ref: **2015/1391/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

7 May 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
62 Burrard Road
London
NW6 1DD

Proposal:
Erection of infill side extension at ground floor level
Drawing Nos: Design and Access Statement, BUR-PL-1, BUR-PL-2, BUR-PL-3, BUR-PL-4, BUR-PL-5, BUR-PL-6, BUR-PL-7, BUR-PL-8, BUR-PL-9, BUR-PL-10, BUR-PL-11, BUR-PL-12

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans Design and Access Statement, BUR-PL-1, BUR-PL-2, BUR-PL-3, BUR-PL-4, BUR-PL-5, BUR-PL-6, BUR-PL-7, BUR-PL-8, BUR-PL-9, BUR-PL-10, BUR-PL-11, BUR-PL-12

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

Informative(s):

- 1 Reasons for granting permission.

The proposed side infill extension at ground floor level is subordinate in scale and location to the host building and is of an appropriate design by virtue of the materials proposed and full width glazed rear elevation. It is thus considered acceptable in bulk, size and design.

The extension would have a maximum height of 3m at ridge level sloping to 2m at boundary level on the neighbour at no.60. This sloping form to the boundary would thus ensure there is no loss of daylight or outlook to the rear and side windows of no. 60. There would be no overlooking of habitable room windows. The side facing rooflights would be located above fence level and their position and orientation would not create any light spillage. It is thus considered that the scheme would not cause any harm to neighbour amenity.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4 and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17 and 56 -66 of the National Planning Policy Framework 2012.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 4 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment