

Mr Tony Covey  
The Design Works  
32 Grange Road  
Plymouth  
Devon  
PL7 2HY

Application Ref: **2015/2144/P**  
Please ask for: **Neil Luxton**  
Telephone: 020 7974 **6552**

3 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**38 Burrard Road**  
**London**  
**NW6 1DD**

Proposal:  
Erection of a single storey side infill and rear extension.  
Drawing Nos: 141204/E/01A; 141204/LP/01B; 141204/E/02; 141204/E/03A;  
141204/P/01B; 141204/P/02 A; 141204/P/03C

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 : 141204/E/01A; 141204/LP/01B; 141204/E/02; 141204/E/03A; 141204/P/01B; 141204/P/02 A; 141204/P/03C

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The infilling to the boundary is only at ground floor so the rear elevation of the house including the outrigger would be retained. The materials would match existing with the exception of the sliding patio doors proposed which would be white aluminium but this material would not harm the character and appearance of the host building given the location, at the rear of an addition at the rear of the house. The scale, in terms of depth (is quite significant along the boundary with no.40 (8.92m), but this depth is qualified by the modest width of this part of the extension (1.37m) for much of its depth. The extension widens as it extends beyond the furthest point of the outrigger to span the width of the property to a width of 4.76m and projection of 2.77m beyond the outrigger's furthest point.

The proposed extension would be flat roofed for its entirety rising to a height of 2.85m with a parapet along its roof edge boundary with no. 36. The host building is not in a conservation area. The scale is considered proportionate and to not pose harm to the character and appearance of the host building or the wider area.

In terms of the impact on the amenity of no.40 which lies to the north-east, would experience a degree of loss of outlook and light from the new extension, but given that no.38 is actually up to 1m lower than no.40, this impact is considered less detrimental. It is considered that the proximity of no.38's outrigger to the ground floor windows at no.40 already harms the outlook and amount of light that is received by no.40.

No.40 has permission for a single storey side infill extension (ref 2013/3505/P) and if this is built they would no longer experience loss of amenity from no.38's proposal. This combined with the modest height of the extension would on balance make the harm to no.40's amenity acceptable. In terms of no.36 to the southwest. This would be adjacent to the flank elevation of the extension as it passes long the two properties' common boundary. They would experience a degree of harm in

terms of loss of light from the extension, but given its projection of 2.77m (within p.d. limits) and its orientation relative to no.36, the overshadowing will be limited in duration and extent. Similarly, in terms of outlook, the harm is limited. The issue of overlooking for both neighbours would not arise as this proposal would not introduce openings looking directly onto either neighbour. The neighbour at no.36 has objected on the grounds that the extension is overlarge and would cause loss of amenity for neighbours in terms of outlook and shading. This has been addressed above.

To conclude the proposal is considered to be acceptable in terms of its impact on the character and appearance of the host building and the amenity of neighbours.

As such the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP26 of the London Borough of Camden Local Development Framework and Camden planning Guidance (CPG) 1. The proposal also accords with policies 7.4 & 7.6 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 56-68 of the National Planning Policy Framework.

- 2 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.
- 3 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).
- 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 Noise and Licensing Enforcement Team, 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson  
Director of Culture & Environment