

Mr Diogo Real  
Jan Kattein Architects  
277 New North Road  
London  
N1 7AA

Application Ref: **2015/2193/P**  
Please ask for: **James Clark**  
Telephone: 020 7974 **2050**

24 July 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**4A Burton Street**  
**London**  
**WC1H 9AQ**

Proposal: Erection of rear extension at basement level.

Drawing Nos: Design & Access Statement, Drg 001, 002, 003, 004 Rev C, 005 Rev E, 006 & 007.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 Detailed samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the



relevant part of the work is begun:

- a) Manufacturer's specification details of all facing materials to be submitted to the Local Planning Authority and samples of those materials to be provided on site.
- b) A sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing. The panel shall measure 1.5m by 1m.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 and DP25 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 Drg 004 Rev C, 005 Rev E, 006 & 007.

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

Informatives:

- 1 Reasons for granting permission

The proposed rear extension to the basement level of this grade II listed building would project off an existing half width basement extension. The proposed extension would extend the entire depth of the garden along the flank build line of the extension almost doubling the depth of the existing basement extension. The development would involve a modest excavation of the garden but no increase in depth.

The proposed extension is low lying resulting in no excessive mass on the site that would detract from the Grade II listed building. The low height helps maintain the extension as a secondary feature even with half the rear garden area developed as a result of the proposed extension. The extension would provide a study room with the entrance from the garden area.

The proposed fenestration is a contemporary design utilising powder coated window and door frames and would sit comfortably with the overall aesthetic of the extension. Guidance in CPG1 expects the existing window frame materials to be replaced with like for like materials. The window and door frames on the Grade II listed building are timber however the proposed powder coated frames would provide a contrast to the listed building maintaining the extension as a secondary feature and are considered acceptable. The exterior of the extension would be painted stock brick with metal stairs that would be built to the rear of the garden.

The low height of the proposed extension matching the existing half width

extension would not overshadow or overlook the neighbouring property. Stairs located to the rear of the extension would provide access to a raised section of the rear garden and the roof of the proposed rear extension. The proposed extension is not considered to be detrimental to neighbouring amenity.

9 Neighbouring properties have been consulted, one objection has been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses, under s.66 of the Listed Buildings and s.72 of the Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Historic England have been consulted and have no objections to the proposal.

As such, the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 125-141 of the National Planning Policy Framework.

- 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 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.
- 4 The applicant is reminded that the use of a flat roof adjacent to a balcony opening cannot be used as an external balcony, roof garden or similar amenity area without full planning permission.
- 5 You are advised that any works of alterations or upgrading not included on the approved drawings which are required to satisfy Building Regulations or Fire Certification may require a further application for listed building consent.

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