

Mr Daniel Leon
Square Feet Architects
8a Baynes Mews,
London,
NW3 5BH

Application Ref: **2015/6002/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

14 January 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
22 Burghley Road
London
NW5 1UE

Proposal: Amalgamation of 2 residential units into a single family dwellinghouse; erection of rear upper ground floor level balcony; replacement of upper ground floor rear windows with doors; rear sliding door at lower ground floor level; replacement first floor level side window.

Drawing Nos: 1519-L-001P; 1519-L-010; 1519-L-011P; 1519-L-012P; 1519-L-013P; 1519-L-014P; 1519-L-015P; 1519-L-016P; 1519-L-017P; 1519-L-018P; 1519-L-019P; 1519-L-020P; 1519-L-110; 1519-L-111P; 1519-L-112P; 1519-L-113P; 1519-L-114P; 1519-L-115P; 1519-L-120P; 1519-L-118P Rev A; 1519-L-117P Rev B; 1519-L-119P.

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: 1519-L-001P; 1519-L-010; 1519-L-011P; 1519-L-012P; 1519-L-013P; 1519-L-014P; 1519-L-015P; 1519-L-016P; 1519-L-017P; 1519-L-018P; 1519-L-019P; 1519-L-020P; 1519-L-110; 1519-L-111P; 1519-L-112P; 1519-L-113P; 1519-L-114P; 1519-L-115P; 1519-L-120P; 1519-L-118P Rev A; 1519-L-117P Rev B; 1519-L-119P.

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

- 4 The use of the approved rear balcony shall not commence until the black painted metal screens, as shown on the approved drawings 1519-L-118P Rev A and 1519-L-117P Rev B, located at either end of the proposed terrace and measuring 1.8 metres high by 1.6 metres deep have been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed balcony would measure approximately 7 metres wide x 1.6 metres deep and would be positioned at upper ground floor level. The platform and spiral stair case are considered appropriate in terms of design, materials used and location. The size of the platform and stair case is subordinate and sympathetic to the three storey host building. The proposal would result in the removal of a dilapidated rear conservatory.

Privacy screens (1.8 metres high by 1.6 metres deep) would be located at both ends of the proposed balcony to limit views towards nos. 20 and 24 Burghley Road. The privacy screens would be secured through a condition to ensure that they would be erected prior to the balcony being used. In terms of the view that

would be afforded when standing on the staircase and the opportunity to look back into the windows of no. 20, it is acknowledged that the proposed staircase would provide limited opportunity. It is therefore considered that the staircase would not result in a significant level of harm to the amenity enjoyed by occupiers of no. 20.

The proposed new sash window and set of sliding doors at lower ground level are considered to be acceptable as they would be in keeping with the host and surrounding buildings. The proposed upper ground floor doors are appropriate in terms of their scale and location (positioned over the existing openings). No new window openings are proposed so the proposal would not significantly harm the amenity of the adjoining occupiers in terms of loss of outlook or privacy.

The proposed side window at first floor level is considered acceptable in terms of its size and location. The design of the proposed window would be identical to the existing windows and is sympathetic to the host building. There would be a reduction in glazing to accommodate the new staircase to the loft; consequently the proposal would not be harmful to the adjoining neighbour's amenity in terms of outlook or privacy.

The original proposal included plans to install external security bars across the front windows at lower ground floor level. These would appear incongruous and instil a hostile appearance to not only the individual building but also to the wider street. This aspect of the proposal has been removed.

Policies DP2 and CS6 of the LDF seek to protect existing housing by resisting development that would involve the net loss of two or more homes. As the proposal would only involve the loss of one residential unit it is considered to comply with these policies.

The proposed dwelling would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in Camden Planning Guidance.

One written representation was received requesting details of the proposed staircase and privacy screens. These details are included as part of the application. The site's planning and appeal history has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS6, CS14 and CS17 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP2, DP24 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 - 67, 126 -141 of the National Planning Policy Framework.

The original proposal included plans to install external security bars across the front windows at lower ground floor level. It is apparent that a couple of the properties have installed external bars on the windows however the Council has no record of

planning permission being granted for these alterations. The proposals would appear incongruous and would instil a hostile appearance to not only the individual building but also to the wider street. This aspect of the proposal has now been removed.

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The proposed dwelling would provide a good standard of residential accommodation in terms of layout, room sizes, sunlight, daylight, ventilation and outlook. The proposal is consistent with Policy CS6 and the Residential Development Standards contained in Camden Planning Guidance.

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- 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.

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment