

Mr Craig Rosenblatt
Craig Rosenblatt
12B Chichele Mansions
Chichele Road
Willesden Green
London
NW2 3DG
United Kingdom

Application Ref: **2015/4573/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

15 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 Burrard Road
London
Camden
NW6 1DD

Proposal:
Erection of a single storey side and rear extension to a single family dwelling and minor alterations to fenestration to rear dormer.

Drawing Nos:
X000,X001,X002,X003,P001RevA,P002RevA,P003RevA.

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:

X000,X001,X002,X003,P001RevA,P002RevA,P003RevA

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed infill extension is considered an acceptable form of development given its scale in the context of the parent building and the surrounding area. Furthermore due to the part pitched roof there is a differentiation between the 2 storey rear return section of the property and the infill to the side of this. Therefore the extension would respect the integrity of the parent building. The infill extension would extend beyond the rear of the existing outrigger by 1.5 metres and would be on the boundary line with adjoining neighbour No.32 Burrard Road, the initial proposal was considered to create a detrimental amenity impact towards the neighbour's rear windows. Following negotiations, revised plans were submitted to reduce the height and alter the design of the roof from a 3.1 metre tall flat roof extension to a sloping roof measuring 2.6 metres on the boundary. It is considered that there would not be any unacceptable amenity impacts upon both adjoining neighbours No. 32 & 36 in terms of loss of light or outlook. No side windows are proposed, therefore there would not be any loss of privacy.

The proposed alteration to the rear dormer from window to a door and Juliet balcony is considered a relatively minor alteration to the existing dormer It is considered as this would be a replacement of the existing window, it would not give any rise to additional material overlooking and loss of privacy.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making 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, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. 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, 56 -66 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.

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