

Mrs Zouchal Latif
Build London Architecture
36-38 Old Devonshire Road
London
SW12 9RB

Application Ref: **2016/0275/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

3 March 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat C
52 Burghley Road
London
NW5 1UN

Proposal:
Erection of hip to gable roof extension including rear dormer with 2 rooflights and 4 rooflights to front elevation.

Drawing Nos: (Prefix: 15260-PLN-...) 01; 02; 03; 04; 05; 06A; 07A; 08A; 09A; 10A

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: (Prefix: 15260-PLN-...) 01; 02; 03; 04; 05; 06A; 07A; 08A; 09A; 10A

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

Informative(s):

- 1 Reasons for granting permission.

Within the local area, a large number of properties benefit from rear dormer roof extensions and within the last five years permission has been granted for development of this nature at six properties along this section of the street. It is therefore considered that an established pattern of development has been set within the local area for roof extensions of this kind. Similarly rooflights to front roof slope are a recurring feature on many of the properties along the street and those which are hereby proposed would not appear incongruous within the streetscene.

The proposed rear dormer window is fully compliant with the criteria set out by Camden Planning Guidance 1 - Design and as such would not dominate the rear roof slope and would remain subordinate to the host dwelling. As this property is the only end terrace property in the local area which does not feature a gabled end, the proposed hip to gable roof extension would act to re-unite the appearance of the row of terrace properties and better align it with the pattern of development in the surrounding area. It is therefore not considered that the proposed development would cause a detrimental impact upon the character and appearance of the host dwelling, row of terrace properties, streetscene or local area.

Due to its positioning and design, it is not considered that the proposed development would detrimentally impact the residential amenities of any neighbouring occupier.

The planning history of the site has been taken into account when coming to this decision. One comment was received in relation to the development as a result of the public consultation and was duly taken into account when forming 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 56-68 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).

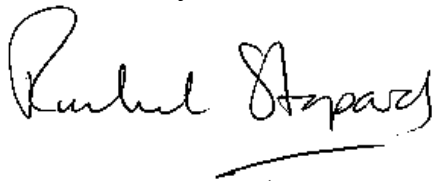
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's 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



Rachel Stopard
Director of Culture & Environment