

Mr Greg Scrase
Hertford Planning Service
Westgate House
37-41 Castle Street
Hertford
Hertfordshire
SG14 1HH

Application Ref: **2016/0638/P**
Please ask for: **Carlos Martin**
Telephone: 020 7974 **2717**

11 May 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Burrard Road
London
NW6 1DB

Proposal:
Retention of the railings around the perimeter of the roof of the rear extension.
Drawing Nos: 11468-LP001 & 11468-P006.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The flat roof associated to the hereby approved railings shall not be used as a roof terrace, balcony or seating area unless otherwise approved in writing by the local planning authority.

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 railings are subordinate in scale and location to the host building and of an appropriate design by virtue of their size and materials, which would preserve the character and appearance of the host building and the surrounding area. Due to their size and location, they would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

Whilst the development will have some impact in terms of erecting a structure that results in additional height to the existing roof, this is considered acceptable given that the railings do not represent a solid feature and allow light through. Therefore, they would not result in blocking out natural sunlight/daylight to neighbouring properties.

No objection has been received. The site history and relevant appeals have been taken into account as well as the planning enforcement complaint in relation to this retrospective application.

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, 7.6 and 7.8 of the London Plan March 2016; and paragraphs 14, 17, and 56-66 of the National Planning Policy Framework.

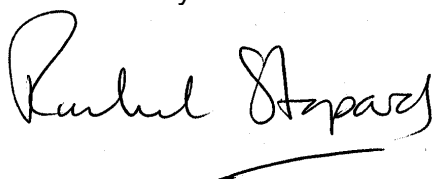
2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

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



Director of Supporting Communities

Rachel Stopard
Director of Supporting Communities