

Mr Sebastian Camisuli  
Martins Camisuli Architects  
Unit1  
2a Oakford Road  
London  
NW5 1AH

Application Ref: **2016/3110/P**  
Please ask for: **Anna Roe**  
Telephone: 020 7974 **1226**

16 September 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**74 Burghley Road**  
**London**  
**NW5 1UN**

Proposal:  
Erection of single storey rear/side infill extension at lower ground floor level.

Drawing Nos: MC\_1410 0 01; MC\_141 01 01; MC\_141 01 02; MC\_141 01 03; MC\_141 01 04; MC\_141 01 05; MC\_141 01 06; MC\_141 01 07; MC\_141 01 08; MC\_141 01 09; MC\_141 01 10; MC\_141 01 11; MC\_141 03 01A; MC\_141 03 02A; MC\_141 03 05A; MC\_141 03 06; MC\_141 03 07A; MC\_141 03 08A; MC\_141 03 09A.

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: MC\_1410 0 01; MC\_141 01 01; MC\_141 01 02; MC\_141 01 03; MC\_141 01 04; MC\_141 01 05; MC\_141 01 06; MC\_141 01 07; MC\_141 01 08; MC\_141 01 09; MC\_141 01 10; MC\_141 01 11; MC\_141 03 01A; MC\_141 03 02A; MC\_141 03 05A; MC\_141 03 06; MC\_141 03 07A; MC\_141 03 08A; MC\_141 03 09A.

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as a roof terrace or amenity area without the express permission of the Council.

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 application relates to a four storey terraced property of traditional appearance. Planning permission is sought for a single storey rear extension which would infill the area between the rear addition and the boundary with number no. 72. The proposed rear extension would be 2.8 metres high and 5.88 metres deep. It would wrap around the rear addition at lower ground floor level and extend to the rear of the rear addition by 1.24 metres.

When viewed with the existing rear addition, the proposed scheme would result in a full width rear extension, however given the scale of the original dwellinghouse and the size of the plot it is considered to be subordinate to the host building. The extension would respect the existing pattern of rear extensions within Burghley Road including that at no. 76 (2013/0403/P). The extension would not be visible from the public realm and would retain a generous garden space.

The brickwork would reflect the finish elsewhere on the property. The choice of aluminium for the door frames is not considered to be detrimental to the character or appearance of the building due to their position at lower ground floor level, whilst the proposed green roof would help to further minimise the visual impact.

The proposed rear extension would be identical in height and depth to the existing wrap around extension at no. 76 and would therefore have no adverse impact on this property in terms of loss of light. The extension would not have any windows or doors which face the adjacent properties and therefore it would not result in loss of privacy to either adjoining number 72 or 76 Burghley Road. The proposed extension would be 1.4 metres above the low boundary wall with 76 Burghley Road. Whilst there would be some loss of light to 76 Burghley Road it is considered that it would not at an unacceptable amount due to the extension being single storey.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy D3 of the Kentish Town Neighbourhood Plan, 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 2015; and paragraphs 14, 17, and 56 - 66 and 126-141 of the National Planning Policy Framework.

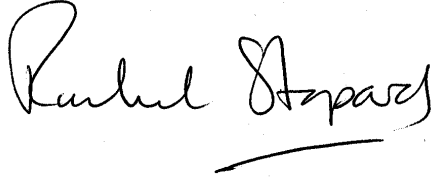
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.

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 'Rachel Stopard', with a horizontal line drawn underneath the name.

Rachel Stopard  
Executive Director Supporting Communities