

Mr Daniel Woolfson
WMG Design Studio Ltd
Flat 1,
Derby House
Coleridge Road
London
N12 8DG

Application Ref: **2016/4095/P**
Please ask for: **Kasuni Thewarapperuma**
Telephone: 020 7974 **3406**

3 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
32 Burghley Road
London
NW5 1UE

Proposal:
Erection of rear extension at lower ground and upper floor levels, incorporating a terrace at upper ground floor (Class C3)
Drawing Nos: 0064_GA_001; 0064_GA_002; 0064_GA_003 Rev C; 0064_GA_004 Rev C;
Design and Access Statement; Site Location Plan and Block Plan

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

0064_GA_001; 0064_GA_002; 0064_GA_003 Rev C; 0064_GA_004 Rev C; Design and Access Statement; Site Location Plan and Block Plan

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

Informative(s):

- 1 Reasons for granting permission

The proposed rear extension would be a modest and subordinate design to the existing building which would complement the existing brick clad outrigger.

One objection was received from the adjoining neighbour at 34 Burghley Road relating to accuracy of drawings, amenity issues arising from the proposed massing, overlooking. Amended drawings were received which removes the upper floor extension, the terrace set back from the boundary. Informatives relating to party wall and Building Control Regulations will be included in the decision alerting the applicant of their obligations relating to structural matters. Therefore the reasons for objections have been overcome.

The revised scheme by virtue of its subordinate height and depth with adjoining extensions would not harm the amenity of neighbouring properties in terms of loss of light, outlook or privacy. No. 30 Burghley Road to the south is oriented away from the application site and also features a rear terrace; no. 14 Bellina Mews to the rear is also oriented away and does not overlook the site. Given this, there would not be any amenity issues imposed on the neighbours.

There is some variation in the rear elevation design along Burghley Road. The proposed extension and alterations would not harm the appearance of the host property nor the character and appearance of the surrounding area.

The planning history of the site has been taken into account when coming to 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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies.

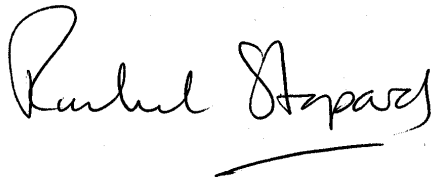
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, London Borough of Camden, 5 Pancras Square, London N1C 4AG (tel: 020-7974 6941).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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], London Borough of Camden, 5 Pancras Square, London N1C 4AG (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
Executive Director Supporting Communities