

Ms Noelle Hughes  
Noelle Hughes Architect  
30 Quemerford Road  
London  
N7 9SG

Application Ref: **2017/3169/P**  
Please ask for: **Charlotte Meynell**  
Telephone: 020 7974 **2598**

26 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**14 Burrard Road**  
**London**  
**NW6 1DB**

Proposal:

Erection of single storey rear and side infill extension; replacement of 1 x ground floor rear door and 1 x ground floor side window; installation of 1 x first floor rear door with Juliet balcony.

Drawing Nos: PP/100; PP/102; PP/101 Rev. A; PP/103 Rev. A; PP/104; Site Location 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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans PP/100; PP/102; PP/101 Rev. A; PP/103 Rev. A; PP/104; Site Location Plan.

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 amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policies G1 and A1 of the Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear and side extension would replace an existing single storey rear extension and would wraparound the three storey rear closet wing, infilling part of the rear side gap and forming a courtyard 4.4m deep between the existing rear elevation and the proposed extension. The extension would be constructed in brick to match the host building, but would have a contemporary appearance with light grey aluminium sliding doors to the rear and fixed frameless glazing to the roof and the front and rear elevations of the infill element. The extension would not be visible from the public realm and it is considered that the proposal would still allow for the retention of a reasonably sized and usable rear garden.

The non-original uPVC rear and side windows and doors at ground floor level and rear door at first floor level would be replaced with light grey aluminium framed glazing, with the existing first floor rear balcony replaced with a Juliet balcony with metal balustrade, which is considered acceptable in design terms. It is considered that the proposal overall would remain subordinate to the host building in terms of design, form and scale, and would not detract from the design and proportions of the original building.

The proposed rear extension adjoins an existing single storey extension of a greater height and depth at No. 16 Burrard Road, and as such it is not considered that the proposed extension would further harm the amenity of the occupiers of this property in terms of loss of daylight, sunlight, outlook or privacy.

By virtue of the design of the proposed infill extension set away from the main building line with a lower height of 2.2m along the boundary with No. 12 Burrard Road, which would extend marginally higher than the existing boundary wall, it is not considered that the proposed extension would have a significant adverse impact on the residential amenity of neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan, and policies G1, A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2012.

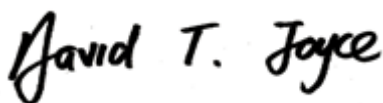
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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



David Joyce  
Director of Regeneration and Planning

