

Mr Raphael Lee
AURAA LTD
54 Georgiana Street
London
NW1 0QS

Application Ref: **2017/3977/P**
Please ask for: **Tessa Craig**
Telephone: 020 7974 **6750**

6 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Flat Ground Floor
57 Burrard Road
London
NW6 1DA

Proposal:
Erection of single storey ground floor side extension with rooflight. Alteration to boundary treatment including additional access gate on Ingham Road elevation.
Drawing Nos: 1731_EX_002, 1731_EX_100, 1731_EX_300, 1731_EX_310, 1731_PA_110, 1731_PA_100, 1731_PA_300, 1731_PA_310 and 1731_PA_320.

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:

1731_EX_002, 1731_EX_100, 1731_EX_300, 1731_EX_310, 1731_PA_110, 1731_PA_100, 1731_PA_300, 1731_PA_310 and 1731_PA_320.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed side extension is a subordinate addition to the main three storey building, discreetly located in the side elevation. The extension shall be constructed from materials to match the main property having a sympathetic appearance. The revised boundary treatment on the Ingham Road elevation is to match the height of the existing timber trellis fence and shall be timber panelled which is considered appropriate in the context of the existing fence. Overall, the design is considered acceptable and not harmful to the main building or streetscene.

The proposed side extension is not considered harmful in terms of amenity. It would not increase overlooking beyond the existing situation and nor would it cause unacceptable loss of light or outlook due to its modest size and location at the side of the property. The revised boundary treatment would not cause loss of privacy, outlook or amenity.

Public consultation was undertaken by placement of a site notice. No responses were received. The site's planning history was taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, and the National Planning Policy Framework.

- 2 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).

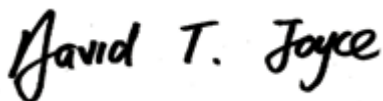
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays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

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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning