

David Barnard
4 Barber Close
London
N21 1BE

Application Ref: **2017/5593/P**
Please ask for: **Leela Muthoora**
Telephone: 020 7974 **2506**

9 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
68 Burghley Road
London
NW5 1UW

Proposal:

Erection of a single storey rear extension and infill side extension, installation of new bay window to front elevation at lower ground floor with replacement stairs and new entrance beneath.

Drawing Nos: Site location plan, 3421.1, 3421.3 revB

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 site locationplan, 3421.1, 3421.3 revB

Reason:

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

- 4 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the extension and at no time be used as an amenity or sitting out area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey rear extension is subordinate in scale and location to the three-storey plus lower ground floor host building. It respects the original design and proportions of the building and preserves the character and setting of neighbouring buildings. Following officer advice, the full width extension has been amended to an infill side extension with a half pitch roof and part width extension to the existing rear elevation to retain the relatively unbroken historic pattern to the rear elevation of the terrace and to minimise the impact of the additions on the amenity of the neighbouring properties.

Whilst the extensions would have some impact in terms of built to unbuilt space, the proposed extension allows for the retention of a reasonable sized garden and would respect the rhythm of the existing rear extensions of the terrace and would not be visible from the public realm. The proposal is not considered to harm the amenity of any adjoining residential occupiers in terms of light pollution, outlook or loss of privacy and would have limited visibility and minimal impact on the surrounding neighbours.

The alterations from a door to a window within the existing bay of the lower ground floor front elevation and relocation of the door beneath the rebuilt stairs is considered an appropriate rearrangement at this level. The installation of a bay window would provide additional natural light, outlook and ventilation to this level and would be a timber sash window, in keeping with the existing windows of the front elevation. The alterations are not considered to harm the amenity of adjoining residential occupiers in terms of loss of privacy due to their position at lower ground

floor level.

No objections have been received as a result of consultation and 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 policies A1 and D1 of the London Borough of Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2016 and The National Planning Policy Framework 2012.

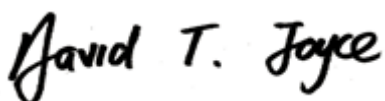
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 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.

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