

Application ref: 2018/0424/P  
Contact: Thomas Sild  
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Date: 4 May 2018

**Development Management**  
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Sher and White Architects  
225-225A Brecknock Rd  
London  
N19 5AA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**81 Burghley Road**  
**LONDON**  
**NW5 1UH**

Proposal:  
Erection of replacement single storey rear/side extension; Alteration to rear closet wing at first floor level; Removal of rear chimney stack; Alterations to rear fenestration and installation of two roof lights to front roof slope  
Drawing Nos: (1707/) EX.100, EX.01, EX.02, EX.03, EX.04, EX.05, EX.10, EX.11, EX.12, EX.13, EX.14, PL.01\_C, PL.02\_B, PL.03\_B, PL.04\_B, PL.05\_B, PL.10, PL.11\_B, PL.12\_C, PL.13\_C, PL.14\_C

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: (1707/) EX.100, EX.01, EX.02, EX.03, EX.04, EX.05, EX.10, EX.11, EX.12, EX.13, EX.14, PL.01\_C, PL.02\_B, PL.03\_B, PL.04\_B, PL.05\_B, PL.10, PL.11\_B, PL.12\_C, PL.13\_C, PL.14\_C

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposed ground floor rear/side extension will replace an existing wraparound extension to the same depth and width. The rear face of the extension will be partly increased in height forming a parapet and will be faced in brick to match the main house. Overall the alteration to the existing rear extension's form and height are considered acceptable in this context.

Rear closet wings are characteristic of houses along this terrace. The prevailing character is of two-storey wings, but there has been significant alteration to many of the adjacent forms, including the adjoining wing of no. 83 which has been extended upwards and does not hold symmetry with that at no. 81. As such the proposal to increase the height of the closet wing at first floor level and alter the fenestration is considered acceptable in this context and complies with CPG1 policy recommendations in respect to maintaining a full storey height to the main roof eaves. Plans were amended to remove a proposed second floor extension to the closet wing.

Proposals include the removal of a non-original chimney stack from the rear closet wing. This alteration is not visible to the street, and chimney stacks are not characteristic of the adjacent closet wings. As such its removal is not considered to be detrimental to the appearance and character of the house or its surroundings.

Front facing roof lights are in existence on a number of other properties along Burghley Road. Due to the combination of the house's height and pitch of the main roof, the proposed conservation type roof lights would have very limited visibility at street level and are not considered to be significantly detrimental to the character of the host building or surroundings.

Given the minor increase in height of the closet wing, with no increase in depth or height along the boundary with the neighbouring property no. 79, there is not considered to be significant impact on the amenity of this neighbour by way of loss of daylight or outlook. The minor increase in height across a part of the side flank alongside no. 83 would not result in significant impact in amenity.

Following concerns with amenity impact on no. 79 plans have been revised to show no increase in eaves height than existing along the side return. Plans have also been amended to omit main roof alterations and proposed bin and cycle stores in the front garden.

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

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

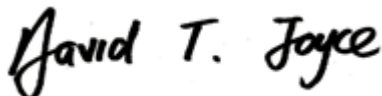
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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



David Joyce  
Director of Regeneration and Planning