

Application ref: 2018/2325/P
Contact: Kristina Smith
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Date: 26 October 2018

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Robert Dye Architects
4 Ella Mews
Cressy Rd
London
NW3 2NH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

78 Burghley Road
London
NW5 1UN

Proposal: Erection of single storey side / rear infill extension at ground floor level

Drawing Nos: EX 000; EX 001; EX 002; EX 003; EX 201; EX 202; EX 203; PA 001; PA 002 A; PA 003 A; PA 201; 254 PA 202 A; PA 203 A; PA 102; Design and Access statement (prepared by Robert Dye)

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: EX 000; EX 001; EX 002; EX 003; EX 201; EX 202; EX 203; PA 001; PA 002 A; PA 003 A; PA 201; 254 PA 202 A; PA 203 A; PA 102; Design and Access statement (prepared by Robert Dye)

Reason:

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

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
 - i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal seeks a part-replacement side/ rear extension, which would be situated at ground floor level. The side element would have a pitched glazed roof that would rise to meet the middle of the first floor window, creating an internal gallery floor. The additional height in this location is considered acceptable given the height of the host property and the fact it would have little prominence between the three storey closet wings. Furthermore, the fully glazed roof would allow it to read as a lightweight addition.

Rather than taking the form of a complete wraparound, the extension would have a stepped profile in order to break up the bulk and be more sensitive to

the original plan form of the host property. The extension would be commensurate with the pattern of rear development along the terrace which demonstrates other side/ rear extensions, including at adjoining no. 78 Burghley Road. A green roof would help soften the appearance of the extension as well enhance the biodiversity of the site.

Due to the topography across the terrace, the application site sits higher than its neighbour at no.76 resulting in the extension being higher than the neighbour's; however the extension is not expected to result in a loss of light as the application site is situated to the north of no.78. Furthermore, the neighbour's extension is served by large glazed doors and a large rooflight. There would be no impact on the neighbour to the north at no.80 as the massing would be very similar to the existing situation. The proposal is therefore not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. 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 A1, A3, CC1 and D1 of the Camden Local Plan 2017 and policy D3 of the Kentish Town Neighbourhood Plan (2016). The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 T. Joyce

David Joyce
Director of Regeneration and Planning