

Application ref: 2019/6368/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 30 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Nola Architects
Flat 11 Downham Wharf
28 Hertford Road (Norway House)
De Beauvoir Town
London
N1 5QT
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**9 Burrard Road
London
NW6 1DA**

Proposal:

Erection of single storey rear extension, timber clad garden building; replacement windows and hard and soft landscaping

Drawing Nos: 000; 050; 051; 300-P1; 301-P1; 310-P2; 311-P2; 320-P1; 321-P2; 330-P1

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: 000; 050; 051; 300-P1; 301-P1; 310-P2; 311-P2; 320-P1; 321-P2; 330-P1

Reason:

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

- 4 The outbuilding hereby approved shall only be used for purposes ancillary to the residential use of 9 Burrard Road and shall not be used as a separate independent Class C3 dwelling.

Reason: To ensure that the outbuilding does not adversely affect the amenity of adjoining residential premises and is not used for unauthorised purposes, in accordance with policies G1, A1, H6 and H7 of the Camden Local Plan 2017.

- 5 Prior to the relevant works taking place on site, 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal comprises a single storey rear extension to the ground floor flat and a garden room building for ancillary accommodation.

The depth of the rear extension has been reduced in order to match the depth of the neighbouring extension at no. 7 Burrard Road. The revised depth of the extension would be commensurate with the existing patterns of rear development on this terrace. The extension would infill the side return and while retaining an internal courtyard to enable light to reach the bedroom in the middle of the flat.

The extension would have full length folding glazed doors with a green roof (details secured by condition). The detailed design is considered appropriate for this non-prominent location on the building.

The garden room is considered to be of an appropriate footprint relative to the size of the garden and would leave sufficient garden space. The height of the outbuilding has been reduced and a section has been removed from the front ground floor which reduces the prominence of the outbuilding vis-à-vis the garden. Other garden buildings of a similar footprint are evident on this side of Burrard Road. The garden building would be clad in timber - likely larch, an appropriate material for this type of structure.

No trees would be removed to facilitate the works.

It is also proposed to replace single glazed windows with double glazed units to the front. The style, colour and material would be matching and as such, the alteration is supported. Alterations to the fenestration on the side elevation of the closet wing would be sensitive and carried out in a style to match the fenestration of windows elsewhere on the building.

In amenity terms, the proposal is considered to avoid any adverse impacts on adjoining residential occupiers. The proposal would be built up against an extension to the same depth at no.7 Burrard Road to the south, whilst to the north it would be adjacent to a rear door of the neighbour's closet wing and avoid an impact. The garden building would be erected in the rearmost section of the garden and as such would avoid an overbearing impact on neighbouring windows. A condition will be attached to ensure that the garden building is only used for purposes ancillary to the property.

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, CC2 and D1 of the Camden Local Plan 2017 and policies 1 and 2 of the Fortune Green West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is

subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Daniel Pope
Chief Planning Officer