

Application ref: 2019/6398/P
Contact: Mark Chan
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Date: 30 March 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Poynts Works
8 Blades House
Kennington Oval
London
SE11 5TW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
57 Burghley Road
London
NW5 1UH

Proposal: Erection of a rear and side 'wrap around' ground floor extension and replacement of roof tiles.

Drawing Nos: Location Plan, Block Plan, Planning Statement, P0.2, P1.0, P1.1, P1.4, P2.0, P2.1, P3.0, P3.1, E0.2, E1.0, E1.1, E1.4, E2.0, E2.1, E3.0 and E3.1

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

Drawing Nos: Location Plan, Block Plan, Planning Statement, P0.2, P1.0, P1.1, P1.4, P2.0, P2.1, P3.0, P3.1, E0.2, E1.0, E1.1, E1.4, E2.0, E2.1, E3.0 and E3.1 (Last received 23/12/2019)

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

Informatives:

- 1 Reasons for granting permission:

The application site is a three-storey mid-terrace dwellinghouse which is not located in a Conservation area nor is it not listed. The proposal includes the erection of a rear and side 'wrap around' ground floor extension and replacement of roof tiles on the existing main and rear outrigger roof.

The new extension will extend into the rear garden by 1.5m beyond the end of the existing extension and the infill extension will be built up to the boundary with No. 55 Burghley Road. The exterior walls of would be finished in brickwork to be in keeping with the existing rear elevation. The new windows and doors would be crittal. The new extension would be flat-roofed, with the element on the side return in glazing, which would allow plenty of light into the new kitchen and dining room. Given its design, materials, location at the rear of property and the existence of similar extensions along Burghley Road, it is considered the extension would not be out of keeping with the character and appearance of the host property and wider area.

The applicant is also proposing to replace the existing red clay tiles on the main roof and rear outrigger roof with artificial grey slate tiles. From observation, most properties along Burghley Road have dark grey roofs. The replacement of the roof tiles would improve the appearance of the host property and be more in keeping with the character of the area.

The extension would be 1.5m taller than the existing fence on the boundary with no. 55. As the nearest ground floor window in No. 55 is already screened by the two-storey rear outriggers at No. 57 and No. 55, it is considered the proposed development would not materially reduce the amount of daylight/sunlight into the window. Also, as the extension would not have windows on the side elevation, there is no additional overlooking of neighbouring residential properties or cause other harmful amenity impacts.

No objections have been received prior to making this decision. 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 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 NPPF.

- 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