

Application ref: 2020/0575/P
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Date: 10 November 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Judd Street
London
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Phone: 020 7974 4444

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

Mr Mark Benson
41 Burghley Road
London
NW5 1UH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

41 Burghley Road
London
NW5 1UH

Proposal:

Erection of single storey side extension to dwelling house
Drawing Nos: Site Location Plan; BEN 41 04A; BEN31 03A; BEN41 01A; BEN41.02B
Rev H; No.04B Rev. H; No. 4C Rev G; BEN41.05B Rev A;

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- BEN 41 04A; BEN31 03A; BEN41 01A; BEN41.02B Rev H; No.04B Rev. H; No. 4C Rev G; BEN41.05B Rev A;

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

Informative(s):

- 1 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).
- 2 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.
- 3 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.

- 4 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.

5 Reason for granting permission-

The application involves extending the boundary to the side of the property and building on the rear garden of 30 Lady Somerset Road. The proposed site boundary would therefore be kinked around the proposed side extension.

The scheme has been revised so that the roofline has been changed to introduce a hipped roof form which angles away from the host property. The proposed extension would extend 8.5 m along the side elevation of the property and would be set back 3.8m off the front elevation. The extension would align with the existing rear extension with a single window within a brick wall. The proposed roof would be metal zinc and would have 3 roof lights set within it. The walls would be brickwork to match the host property.

The side elevation of the property, being an end of terrace and having gardens between the site and Lady Somerset Road, is visible from the public realm.

It is considered that, due to the form and materials of the proposed hipped roof in zinc as well as the brick materials to match the existing building, the extension would not be read as an imposing or bulky addition. The extension would sit well against the tall host property and is set sufficiently back from the front elevation so as not to harm the character and appearance of the wider terrace nor the streetscene. It would be read as a subordinate and complementary addition to the host building. Although the proposed extension would be built in the existing neighbouring property's garden, the property at number 20 Lady Somerset Road would retain a sufficient garden depth and the importance of the garden gap between the two terraces would be maintained.

By reason of the extension's scale and siting away from adjacent occupants, there would be no significant impact on neighbour amenity in terms of loss of light, outlook or privacy.

One objection was received following statutory consultation regarding the proposed extension encroaching on their party wall. An informative has been added to advise on Party Wall rights. This and the planning history of the site and surrounding area 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 London Plan 2016, the London Plan (Intend to publish) 2019 and the National Planning Policy Framework 2019.

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

A handwritten signature in black ink, appearing to read 'DP', is centered below the text 'Yours faithfully'.

Daniel Pope
Director of Economy, Regeneration and Investment