

Application ref: 2020/1888/P  
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Date: 2 December 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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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:

Installation of a first floor rear roof terrace with associated balustrade and privacy screen and replacement of first floor rear window with double doors, in conjunction with works granted planning permission dated 3.3.20 ref. 2019/6398/P, namely erection of a rear and side ground floor extension and replacement of roof tiles.

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

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

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

Informative(s):

- 1 Reason for granting permission:

The erection of a rear and side ground floor extension and replacement of roof tiles have been previously assessed and approved under planning permission dated 3.3.20 ref. 2019/6398/P. The revised proposal involves the installation of a first floor rear roof terrace with balustrade on the approved rear extension element and replacement of the first floor rear window with a double door.

The existing first floor rear window at the rear closet wing would be replaced by a timber framed double door with glazed panels to gain access to a new roof terrace on top of the ground floor rear extension. A 1.7m high timber privacy screen would be installed on the boundary with No. 59 Burghley Road and metal balustrade would be installed around the roof terrace.

Given that the proposed works are at the rear of the property not visible from the streetscene and that many nearby properties have changed their rear windows and installed roof terraces, it is considered that the proposed development would not have an adverse impact on the character and appearance of the host building and locality. It is considered acceptable in design and location terms.

Given the modest nature and size of the proposed works, the location of the roof terrace and the provision of a timber screen, the amendments would not result in undue harm to neighbouring amenity in terms of loss of daylight/sunlight, outlook or privacy, and are considered acceptable.

One objection was received from a neighbour at 55 Burghley Road regarding the proposed privacy screen which may block their view from their first floor rear terrace. Given the distance of No. 55 from the proposed roof terrace (which adjoins no.59) and the size of the timber screen, it is not considered to have any impact on the amenities of No. 55. In any case, loss of private views are not a material planning consideration.

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 2019.

- 2 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.
- 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).
- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope  
Chief Planning Officer