

Application ref: 2021/4607/P
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Date: 31 March 2022

Development Management
Regeneration and Planning
London Borough of Camden
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London
WC1H 9JE

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www.camden.gov.uk/planning

Atelier A&D Ltd.
417 Liverpool Road
London
N7 8PR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**21 Burghley Road
London
NW5 1UG**

Proposal:

Replacement and enlargement of two existing balconies at second floor level with associated railings, rooflight to rear roofslope and new dormer window to front roofslope.

Drawing Nos: 21140 P-1000 Rev. A; 21140 P-1001 Rev. A; 20140 P-1003 Rev. A; 20140 P-1005 Rev. A; 20140 P-1007 Rev. A (Existing Façade, Existing Back Elevation); 20140 P-1007 Rev. A (Existing Side Elevation); 20140 P-1009 Rev. A (Existing Section A); 20140 P-1011 Rev. D; 20140 P-1012 Rev. D; 20140 P-1013 Rev. D; 20140 P-1015 Rev. D; 20140 P-1016 Rev. D; 20140 P-1017 Rev. D; 20140 P-1018 Rev. C

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 shall be carried out in accordance with the following approved plans:

21140 P-1000 Rev. A; 21140 P-1001 Rev. A; 20140 P-1003 Rev. A; 20140 P-1005 Rev. A; 20140 P-1007 Rev. A (Existing Façade, Existing Back Elevation);

20140 P-1007 Rev. A (Existing Side Elevation); 20140 P-1009 Rev. A (Existing Section A); 20140 P-1011 Rev. D; 20140 P-1012 Rev. D; 20140 P-1013 Rev. D; 20140 P-1015 Rev. D; 20140 P-1016 Rev. D; 20140 P-1017 Rev. D; 20140 P-1018 Rev. C

Reason:

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

- 2 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).

- 3 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.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The proposal has been revised during the course of the application. A front dormer and rooflight to the rear roofslope were initially proposed, however following officer advice the proposal was revised to a rear dormer window and two rooflights to the rear and side roofscopes. It was not considered necessary to reconsult on this amendment.

The proposal is acceptable in design terms. The slight enlargement of the existing second floor balconies would have no negative impact on the appearance of the property, and the replacement of the existing glass balustrading with metal railings has a positive impact on the appearance of the property. The insertion of two conservation rooflight to the rear and side roofscopes is uncontentious. The formation of a dormer window to the rear roofslope would not have a negative impact on the appearance of the property. The use of a timber window and zinc cladding to the dormer is acceptable considering that the property is not sited within a designated conservation area.

The enlarged balconies would not lead to any material increase in overlooking compared to the existing balconies. Views from the new rear dormer would be similar to those from existing windows to the rear elevation. There would be no increase in sense of enclosure, overshadowing or loss of light as a result of the proposal.

No objections or other responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in accordance with policies A1 and D1 of the Camden Local Plan, as well as policy D3 of the Kentish Town Neighbourhood Plan 2016. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 2021.

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 on the page.

Daniel Pope
Chief Planning Officer