

Application ref: 2019/5762/P
Contact: Patrick Marfleet
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Date: 21 September 2022

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

David Barnard
4 Barber Close
London
H21 1BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
68 Burghley Road
London
NW5 1UN

Proposal:
Erection of single storey side/rear infill extension and conversion of existing dwelling into three self-contained flats (part retrospective).
Drawing Nos: 5B, 2, Cover Letter dated October 2019

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 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.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 5B, 2, Cover Letter dated October 2019

Reason:

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

- 3 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 The current application seeks part retrospective permission for the erection of a side and rear infill wrap around extension and conversion of the existing property into 3 separate flats.

Officers note that planning permission was granted in 2018 (ref 2017/5593/P) for the erection of a single storey rear extension and side infill extension. The works are now complete however, the as built extension differs to the one approved in 2017 insofar as the corner gap that was left between the approved side and rear elements as be infilled to form a single storey wrap around extension. Whilst different from the original approval, the existing extension is still considered to represent a subordinate addition and would not cause harm to the original character of the host dwelling or the appearance of the surrounding area, given the prevalence of similar side/rear extensions to neighbouring properties on Burghley Road and Oakford Road to the rear.

The proposed 2 and 3 bed units would either meet or exceed the minimum space standards as set out in the London Plan space standards table. It is noted that the GIA of the proposed 1 bed flat is 48sqm, which is 2sqm short of the minimum 50sqm floorspace standard for a unit of this size. However, this shortfall is considered minor and acceptable given the proposals relate to the conversion of an existing house. As such, the proposals are considered acceptable in respect of unit size and mix. All of the flats would be dual aspect with suitably size windows to ensure the receipt of good levels of daylight and sunlight.

The proposed alterations would not cause harm to the amenity of any neighbouring residential occupiers in terms of loss of light, outlook or privacy.

The proposal would create 3 new residential units at the site. The development will therefore be secured as car free through a s106 legal agreement to ensure the proposal does not lead to increased car use and traffic congestion in the borough, in accordance with Policy T2 of the Local Plan.

No objections 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 general accordance with policies H1, H6, D1, A1,

and T2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the Kentish Town Neighbourhood Plan, the London Plan 2021 and 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 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.
- 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 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.

- 6 Under Section 25 of the GLC (General Powers) Act 1983, the residential accommodation approved is not permitted for use as holiday lettings or any other form of temporary sleeping accommodation defined as being occupied by the same person(s) for a consecutive period of 90 nights or less. If any such

use is intended, then a new planning application will be required which may not be approved.

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:

<https://www.gov.uk/appeal-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer