

Application ref: 2022/5324/P
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Date: 20 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Burd Haward Architects
24 Wolsey Mews
London
NW5 2DX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

38 Elliott Square
London
NW3 3SU

Proposal:

Erection of a single storey roof extension.

Drawing Nos: 2217_38_P01; 2217_38_P02; 2217_38_P03; 2217_38_P04;
2217_38_P05; Proposed Rooftop Extension No 38 Elliott Square, NW3 3SU Design &
Access Statement Prepared for Camden Council November 2022 ref 2217_38;
14,16,19-23 & 38-39 Elliott Square, London: Daylight and Sunlight Report
Neighbouring Properties dated 20 October 2022 by Delva Patman Redler.

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 The development hereby permitted shall be carried out in accordance with the

following approved plans: 2217_38_P01; 2217_38_P02; 2217_38_P03; 2217_38_P04; 2217_38_P05; Proposed Rooftop Extension No 38 Elliott Square, NW3 3SU Design & Access Statement Prepared for Camden Council November 2022 ref 2217_38; 14,16,19-23 & 38-39 Elliott Square, London: Daylight and Sunlight Report Neighbouring Properties dated 20 October 2022 by Delva Patman Redler.

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

- 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.

The proposal involves the construction of a new roof extension (fourth floor) atop the existing three storey terraced house. The extension will be in a mansard style and set back from the existing parapet to both the front and rear, providing two additional bedrooms and a bathroom.

In terms of design and external appearance, the flat-topped mansard roof extension is modern and is designed to appear as subordinate to the existing building, being setback from the existing parapets. The use of contrasting external cladding, the incorporation of modulation over the front and rear facades, and contrasting window arrangement all ensure that the roof extension appears as visually distinct from the remainder of the building. However, the sensitive design approach adopted ensures that this mansard will appear visually cohesive with the existing building and its immediate neighbours.

The design put forward is of a very similar appearance to the roof extensions approved for nearby matching terraced residential units at Elliot Square: nos. 24 - 32 in 2018, nos. 10 - 15 in July 2022, 19-23 in 2022. Notably it will match the design of the neighbouring extension at no.39. It is also similar to one recently approved on 17.3.23 ref 2022/4776/P at 14 Elsworthy Rise. The works proposed would mean the host property would have a roof extension to match many in the area thereby contributing to the consistent architectural style across the estate.

Small inset terraces are proposed to the front and rear. Overall, the appearance of the roof extension is modern and well designed and would be in keeping with the other recent roof extensions granted in this area. The development is not considered to harm the character and appearance of the application property or surrounding area.

In terms of external amenity, the extension will be fully contained within the building footprint and would not allow for any additional overlooking of adjacent residential properties compared to the existing situation. Due to the extension's size and positioning, there would not be any unacceptable loss of light or outlook to surrounding properties.

No objections were 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 proposal is in accordance with policies A1 and D1 of the Camden Local Plan 2017. 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 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.
- 5 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:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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