

Application ref: 2022/5617/P  
Contact: Josh Lawlor  
Tel: 020 7974 2337  
Email: Josh.Lawlor@camden.gov.uk  
Date: 30 March 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

SM Planning  
80 - 83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**House 4  
4 - 12 Elsworthy Rise  
London  
NW3 3SH**

Proposal:

Erection of rear dormers and replacement of sliding doors at ground floor level.

Drawing Nos: APL\_075, APL\_072-02, APL\_054, APL\_052, APL\_052, APL\_053,  
APL\_050, APL\_051, APL\_073, APL\_074, APL\_055, APL\_070, APL\_071-02

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: APL\_075, APL\_072-02, APL\_054, APL\_052,

APL\_052, APL\_053, APL\_050, APL\_051, APL\_073, APL\_074, APL\_055, APL\_070, APL\_071-02

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 site is not located within a conservation area but lies approximately 55 metres from the Elsworthy Conservation Area, the boundary of which runs along King Henry's Road to the south.

The proposed development seeks planning permission for the erection of two dormers to the rear of the existing roof of Houses 3 and 4. The proposed development also seeks permission for the replacement of new sliding doors to the outdoor amenity space at ground floor level.

The two rear dormers are larger than would normally be accepted but they are considered acceptable as they would not be visible from the immediate public realm or wider conservation area. It is noted that rear dormers are characteristic of the existing properties of these group of houses at 4-12 Elsworthy Rise.

The replacement of the existing sliding doors to the west elevation at ground floor level with comparable powder-coated metal framed, double glazed, sliding doors is acceptable.

The rear of the site backs onto the side elevation of 1-3 Elsworthy Rise which has three obscure glazed windows both on the first and second floor. As these neighbouring facing windows are obscurely glazed, the proposed dormers will not result in a loss of privacy to this neighbouring property. There is also an existing dormer window directly facing one of the windows at the first floor.

By virtue of the size, scale and massing of the proposed dormers, and their position within the existing roof form, the proposal will not have an adverse impact on neighbours through a sense of overbearingness, enclosure or loss of sunlight and daylight.

The site's planning history has been taken into account when making this decision. No objections were received prior to reaching this decision.

As such, the proposal is in general accordance with policies A1 and D1 of the

Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework.

- 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](http://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-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 positioned above the printed name.

Daniel Pope  
Chief Planning Officer