

Application ref: 2023/0346/P
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Date: 21 April 2023

Development Management
Regeneration and Planning
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DF_DC architects
42 Theobalds Rd
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WC1X 8NW
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 Elliott Square
London
Camden
NW3 3SU

Proposal:
Erection of single storey roof extension.

Drawing Nos: Location Plan, dwg. 000, rev P1; Block Plan, dwg. 001, rev P1; Ground Floor Plan - Existing - General Arrangement, dwg. 100, rev P1; First Floor Plan - Existing General Arrangement, dwg. 101, rev P1; Second Floor Plan - Existing General Arrangement, dwg. 102, rev P1; Roof Plan - Existing General Arrangement, dwg. 103, rev P1; Section - Existing General Arrangement, dwg. 201, rev P1; Front Elevation - Existing General Arrangement, dwg. 250, rev P1; Rear Elevation - Existing General Arrangement, dwg. 251, rev P1; Ground Floor Plan - Proposed General Arrangement, dwg. 100, rev P1; First Floor Plan - Proposed General Arrangement, dwg. 101, rev P1; Second Floor Plan - Proposed General Arrangement, dwg. 102, rev P1; Third Floor Plan - Proposed General Arrangement, dwg. 103, rev P1; Roof Plan - Proposed General Arrangement, dwg. 104, rev P1; Section - Proposed General Arrangement, dwg. 201, rev P1; Front Elevation - Proposed General Arrangement, dwg. 250, rev P1; Rear Elevation - Proposed General Arrangement, dwg. 251, rev P1; Side Elevation - Proposed General Arrangement, dwg. 252, rev P1, Side Elevation - Proposed General Arrangement, dwg. 253, rev P1; Design & Access Statement, 2023.01; Daylight and Sunlight Report, CHP Surveyors Ltd, 21/03/2023

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 Location Plan, dwg. 000, rev P1; Block Plan, dwg. 001, rev P1; Ground Floor Plan - Existing - General Arrangement, dwg. 100, rev P1; First Floor Plan - Existing General Arrangement, dwg. 101, rev P1; Second Floor Plan - Existing General Arrangement, dwg. 102, rev P1; Roof Plan - Existing General Arrangement, dwg. 103, rev P1; Section - Existing General Arrangement, dwg. 201, rev P1; Front Elevation - Existing General Arrangement, dwg. 250, rev P1; Rear Elevation - Existing General Arrangement, dwg. 251, rev P1; Ground Floor Plan - Proposed General Arrangement, dwg. 100, rev P1; First Floor Plan - Proposed General Arrangement, dwg. 101, rev P1; Second Floor Plan - Proposed General Arrangement, dwg. 102, rev P1; Third Floor Plan - Proposed General Arrangement, dwg. 103, rev P1; Roof Plan - Proposed General Arrangement, dwg. 104, rev P1; Section - Proposed General Arrangement, dwg. 201, rev P1; Front Elevation - Proposed General Arrangement, dwg. 250, rev P1; Rear Elevation - Proposed General Arrangement, dwg. 251, rev P1; Side Elevation - Proposed General Arrangement, dwg. 252, rev P1, Side Elevation - Proposed General Arrangement, dwg. 253, rev P1; Design & Access Statement, 2023.01; Daylight and Sunlight Report, CHP Surveyors Ltd, 21/03/2023

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 [and D2 if in CA] of the London Borough of Camden Local Plan 2017.

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and

Informative(s):

- 1 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).
- 2 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 setback from the existing parapet to both the front and rear, providing an additional bedroom with ensuite, and a living room/office.

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, ensures 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 terraces on the rear side of the extension assist in providing modulation and a level of framing for the mansard extension. The exposed, side elevations, would be constructed with brick slips which match the materiality of brick used on the cladding of the existing lower floors. While the brick slips would contrast with the zinc seam cladding on the rear and front elevations, and zinc seam cladding used on the exposed side elevations of many other upper floor extensions within the Chalcots Estate, the use of brick slips would visually integrate with and not appear incongruent the zinc seam cladding and brick cladding used on the existing lower floors. The brick slips would be removed, if and when upper floor extensions for the adjoining properties at 33 and 35 Elliot Square are consented and constructed.

The extension is appropriate as the design is in keeping with the bulk and form of other roof extensions approved for the same group of terraces within the Chalcots Estate, albeit utilising different cladding on the side elevations, assessed above as being appropriate.

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

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.

- 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:

<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



Daniel Pope
Chief Planning Officer