

Application ref: 2022/4714/P
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Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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Ambigram Architects
60 Grays Inn Road
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WC1X 8LU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**10 Elsworthy Terrace
Camden
London
NW3 3DR**

Proposal:

Enlargement of existing rear dormer.

Drawing Nos: Site Location and Block Plan; Design and Access Statement; E-1004_PL-A; E-2000_PL-A; E-3000_PL-A; P-1004_PL-C; P-2000_PL-C; P-3000_PL-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 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: Site Location and Block Plan; Design and Access Statement; E-1004_PL-A; E-2000_PL-A; E-3000_PL-A; P-1004_PL-C; P-

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal seeks to enlarge the existing loft room by extending the rear dormer out further towards the rear elevation, increasing the depth of the dormer from approximately 2.8m to 3.6m and the width from approximately 2.3m to 4.2m.

The proposal retains an acceptable gap between the dormer and the roof edges, and the dormer design still appears subservient to the roof slope. The proposal originally included the installation of a balcony, but this was amended following officer comments in order to preserve the character of the terrace's roofscape and avoid harm to the conservation area. The enlargement of the dormer would bring it to a similar scale to other dormers forming part of the same terrace, so would not be out of character. The windows would match the existing in style and design and their scale would ensure that they are subordinate to those below and therefore respect the glazing hierarchy of the rear elevation. The materials of the dormer would match the existing roof and dormer, and windows would be timber that would integrate with the building and character of the wider conservation area.

The enlargement of the dormer is modest in scale, and its mid-terrace location and position at the third floor roof level means there is limited visibility from the public realm. Although there would be some visibility from Elsworthy Road and Primrose Hill, the dormer would read as a subservient and characteristic addition to the terrace and its roof slopes. It is considered that the overall proposal in terms of its scale, siting, and detailed design is acceptable and would not result in any detrimental impact on the character and appearance of the host property or conservation area.

Due to the modest design of the proposal, along with its scale and location, there would be no harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook, or privacy.

No objections were received prior to making this decision, including from the Elsworthy CAAC. The site's planning history and relevant appeal decision were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and of the 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:

<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 positioned above a faint, light grey rectangular stamp. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer