

Application ref: 2023/1912/P
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Date: 18 August 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

RV Architecture LTD
17 Devoncroft Gardens
Twickenham
TW1 3PB
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Basement Flat
13 Elsworthy Terrace
London
Camden
NW3 3DR

Proposal:

Amalgamation of two flats into one and associated alterations on the lower ground floor rear elevation; erection of outbuilding

Drawing Nos: 2775_01, A-P-007, A-P-008, A-P-010, A-P-011, A-P-012, Green roof, A-P-001, A-P-002, A-P-005, A-P-006

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 2775_01, A-P-007, A-P-008, A-P-010, A-P-011, A-P-012, Green roof, A-P-001, A-P-002, A-P-005, A-P-006.

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.

- 4 The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site relates to two flats at lower ground and ground floor levels in a building on the southern side of Elsworthy Terrace. The property is not listed but falls within the Elsworthy Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

The proposal would see the two flats amalgamated into one maisonette resulting in the loss of a unit. Local Plan policy H3 seeks to resist development that would involve the net loss of two or more homes (from individual or cumulative proposals). The loss of one unit is therefore supported. There is no history of amalgamations at the site, and the building would retain a self-contained unit above the first-floor level.

The size and location of the garden room are acceptable. The use of natural materials and the provision of a green roof is acceptable. Details of the green roof have been provided, which show an acceptable roof build-up with the use of sedum cassettes. The new timber framed fenestration at the rear is sensitive to the character of the property in terms of its design, materials and appearance.

The alterations to the rear fenestration or outbuilding would have no impact on neighbours in terms of loss of light, outlook or in any other regard.

The site's planning and appeal history has been considered when making this

decision. The CAAC initially objected but withdraw their objection following correspondence with the case officer.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 and 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) 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 and title.

Daniel Pope
Chief Planning Officer