

Application ref: 2024/1754/P  
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Date: 25 July 2024

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

Phone: 020 7974 4444

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Greenway Architects  
Branch Hill Mews  
London  
NW3 7LT

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**47 Elsworthy Road**  
**London**  
**NW3 3BS**

Proposal:  
Replacement of glazed mono-pitch roof, new window to basement lightwell, increased opening to first floor terrace, replacement tile hanging to front bays and replacement balustrades and external access stairs to rear of property.

Drawing Nos:  
Location Plan; (1971 - EE -): 010; 011; 012; 013; (1971 - EP -): 001; 002; 003; 004; 005; 006; 009; (1971 - ES -): 014; 015; 016; (1971 - GA -): 101; 102; 103; 106; (1971 - GE -): 107; 108; 109; 110; (1971 - GS -): 111; 112; 113; Design and Access Statement (prepared by Greenway Architects, dated May 2024).

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 drawings and document:

Location Plan; (1971 - EE -): 010; 011; 012; 013; (1971 - EP -): 001; 002; 003; 004; 005; 006; 009; (1971 - ES -): 014; 015; 016; (1971 - GA -): 101; 102; 103; 106; (1971 - GE -): 107; 108; 109; 110; (1971 - GS -): 111; 112; 113; Design and Access Statement (prepared by Greenway Architects, dated May 2024).

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission:

The application largely proposes works to replace parts of the existing house and make minor alterations.

The sloped glazed roof to the single storey element to the side (east) elevation will be replaced. The replacement would match the existing glazed roof, with double glazing and timber frames capped in aluminium externally. To the front elevation, the tiles on the two front bays (first floor level) will be replaced by matching hand-made clay tiles, which would have a very similar visual appearance. At the rear, the timber balustrade to the terrace above the pitched roof rear wing will be replaced with a metal balustrade and the existing stairs within the rear lightwell (alongside the conservatory) will be replaced with metal stairs. It is also proposed to enlarge the existing opening onto the roof terrace above the rear extension, providing larger glazed doors and relocating the existing external side lights. A new window is proposed to the rear lightwell, which would be timber framed. The materials used would be of an appropriate design for the red brick Arts and Crafts style house, and would not impact upon the appearance of the building (though much of the proposal has very limited public visibility).

These alterations are all minor and would be consistent with the existing building, and would not be considered to harm the architectural character or quality of the building or the character and appearance of the conservation area. Therefore, the proposal would not be considered to cause harm to the host building or the character and appearance of the conservation area.

The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability

of preserving the character and appearance of the Conservation Area.

Due to the nature of the proposals, there would not be considered to be any significant harm to the amenity or living conditions at any neighbouring sites. The replacement doors to the rear elevation serving the roof terrace would only be marginally bigger than the existing doors, and would not create any new opportunities for overlooking or privacy impacts. The external lighting and roof terrace are established, and so the proposal would not result in any additional overlooking.

No objections were received prior to making this decision, and the Elsworth Conservation Area Advisory Committee made no objection or comment. The site's planning history and the planning history of the neighbouring sites have been taken into consideration in the assessment of the proposal.

As such, the proposed development is in general accordance with policies A1, D1, and D2 of the London Borough of Camden Local Plan 2017. It would also comply with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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 the printed name and title.

Daniel Pope  
Chief Planning Officer