

Application ref: 2024/3162/P
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Date: 10 September 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

Studio Griz
Flat 8, 21 Lower Merton Rise
London
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

12 Elliott Square
London
NW3 3SU

Proposal: Erection of a single storey rear extension with sliding doors, conversion of garage to habitable room and replacement of garage door with window. Replacement of the timber fence for a brick wall.

Drawing Nos: ELL_EX_EL_94_Existing Elevations, ELL_EX_FF_91_Existing First Floor, ELL_EX_GF_90_Existing Ground Floor, ELL_EX_RO_93_Existing Roof Plan, ELL_EX_SEC_95_Existing Section, ELL_EX_SF_92_Existing Second Floor, ELL_GA_EL_104_Proposed Elevations, ELL_GA_FF_101_Proposed First Floor, ELL_GA_GF_100_Proposed Ground Floor, ELL_GA_SF_102_Proposed Second Floor, ELL_GA_LP_Location Plan, ELL_GA_RO_103_Proposed Roof Plan, ELL_GA_SEC_105_Proposed Section, ELL_GA_SP_Site Plan
ELL_Design and Access Statement

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 ELL_EX_EL_94_Existing Elevations, ELL_EX_FF_91_Existing First Floor, ELL_EX_GF_90_Existing Ground Floor, ELL_EX_RO_93_Existing Roof Plan, ELL_EX_SEC_95_Existing Section, ELL_EX_SF_92_Existing Second Floor, ELL_GA_EL_104_Proposed Elevations, ELL_GA_FF_101_Proposed First Floor, ELL_GA_GF_100_Proposed Ground Floor, ELL_GA_SF_102_Proposed Second Floor, ELL_GA_LP_Location Plan, ELL_GA_RO_103_Proposed Roof Plan, ELL_GA_SEC_105_Proposed Section, ELL_GA_SP_Site Plan ELL_Design and Access Statement

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.

- 4 The flat roof of the single storey rear extension approved under 2024/3162/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission.

The proposed ground floor rear extension is acceptable in scale, only measuring 3.0m in depth and 2.8m in height meaning that the extension appears subordinate in scale to the main dwelling house and conforms to the character of the rear development in the area. The extension will be built in brick and have aluminium glazed windows which matches the material palette of the existing building.

The replacement of the garage door and new front door are minor changes and still retain the character of the front elevation and therefore are acceptable. The new boundary treatment is timber and is actually a small reduction in height compared to what is existing.

Given the minor scope and scale of the proposed works, it is not considered that they would create any new impacts to neighbouring residential amenity with regards to loss of daylight/sunlight, outlook, or privacy. A condition will be placed on the application to ensure the roof of the extension is not used as a roof terrace.

Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun because it is below the de minimis threshold, meaning it does not impact an onsite priority habitat and impacts less than 25sqm of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of linear habitat.

The planning history of the site was taken into account when coming to this decision. No objections were received.

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 policies of the London Plan 2021 and 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) 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer