

Delegated Report		Analysis sheet		Expiry Date:		08/04/2025			
		N/A		Consultation Expiry Date:		16/03/2024			
Officer				Application Number(s)					
Matthew Kitchener				2025/0013/P					
Application Address				Drawing Numbers					
Flat 1 – 2 36 Elsworthy Road London NW3 3DL				See draft decision notice					
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature						
Proposal(s)									
Erection of a rear extension.									
Recommendation(s):		Refuse planning permission							
Application Type:		Householder Planning Application							
Informatives:									
Consultations									
Adjoining Occupiers:		No. of responses		00		No. of objections		00	
Summary of consultation responses:		<p>A site notice was displayed 14/02/2025 which expired 10/03/2025. A press notice was published 20/02/2025 which expired 16/03/2025.</p> <p>No comments were received from neighbours during the determination process.</p>							
Other responses:		Elsworthy CAAC raised a 'no comment' to the proposal.							

Site Description

The proposal involves the erection of a single storey rear extension. The property is a four-storey mid-terrace dwelling sub-divided into flats, it is not listed but it is within the Elsworthy Conservation Area.

Relevant History

Application Site:

None

38 Elsworthy Road

2012/4384/P - Erection of conservatory to rear elevation and a residential outbuilding within garden at rear of existing flat (Class C3) – **Granted 24/10/2012**

34 Elsworthy Road

PE9800529R1 - The erection of a conservatory at rear ground level and alterations to an approved side extension – **Granted 18/02/1999**

Relevant policies

National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan 2017

D1 - Design

D2 - Heritage

A1 – Managing the Impact of Development

Camden Planning Guidance

CPG Design (2021)

CPG Home Improvements (2021)

Elsworthy Road Conservation Area Appraisal and Management Strategy 2009

Draft Camden Local Plan (2024)

The Council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026)

Assessment

1.0. Proposal

- 1.1 It is proposed to erect a flat roof rear extension with parapet sides. The extension would be constructed in brick, with a mix of green roof and glazed roof. The extension measures 4.0m deep, 6.1m wide and 3.1m high. It would be constructed in brick to match the host property with metal Crittall style framed glazing on the rear fenestration and roof.
- 1.2 The main planning considerations for the proposal are:
- Design and Heritage
 - Amenity

2.0 Design and Heritage

- 2.1 Local Plan policy D1 (Design) states that the Council will seek to secure high quality design in development. The Council will require that development that respects local context and character. Policy D2 (Heritage) states that development within conservation areas preserves or, where possible, enhances the character or appearance of the area and preserve garden spaces which contribute to the character and appearance of a conservation area.
- 2.2 The site lies within the Elsworthy Road Conservation Area, the character and appearance of which the Council has a statutory obligation to preserve or enhance. The Elsworthy Road Conservation Area Appraisal and Management Strategy says that new development within the Conservation Area should show special consideration to the elevational treatment, scale, bulk and massing of buildings and where possible respect the traditional forms and rooflines of the Conservation Area. Extensions that negatively affect the scale, symmetry, or relative dominance of parts of existing buildings can have a detrimental impact either cumulatively or individually on the character and appearance of the area. As such alterations and extensions to existing buildings should be carefully considered. Extensions should be subsidiary to the existing building and not detract from its character by becoming over-dominant.
- 2.3 The CPG for 'Home Improvements' states that rear extensions should be subordinate to the building being extended, in relation to its location, form, footprint, scale, proportions, dimensions and detailing. In addition, any proposals should respect and preserve the original design and proportions of the building and be carefully scaled in terms of its height, width and depth.
- 2.4 The extension will have a flat roof with parapet sides. The extension would be constructed in brick, with a mix of green roof and glazed roof. The extension measures 4.0m deep, 6.1m wide and 3.1m high. It would be constructed in brick to match the host property with metal Crittall style framed glazing on the rear fenestration and roof.
- 2.5 The neighbouring property at No. 34 already benefits from a rear conservatory extension that projects approximately 4.0m at the rear and is set in from the boundary by around 0.4m. This conservatory extension is historic and was approved prior to the adoption of the Elsworthy Road Conservation Area. It's fully glazed conservatory appearance also helps it retain a sense of permeability and reduces its impact in terms of its appearance at the rear. The other neighbour at No. 38 also has an existing rear extension of solid construction that projects approximately 3.3m from the rear directly adjacent to the boundary with No. 36.
- 2.6 The proposed extension projects 4.0m from the rear wall of the existing building. The adjoining extension at 38 projects 3.0m. It is considered that a 4.0m deep extension in the conservation area would not respect the design, footprint and proportions of the original building or its mid-terrace location within the conservation area. The resultant large footprint and bulk of the extension would detract from the character and design of the original property and terrace as a whole and is not considered to be carefully scaled to be in line with the wider appearance of the rear of the terrace in terms of its depth when combined with its height and width. This has the effect of appearing large and bulky in relation to the host building.
- 2.7 In order to appear subservient, the extension should be reduced in depth to match the extension at 38 Elsworthy Road. The rear of the property can be seen from private views from the surrounding properties and the large scale of the proposed extension caused by its excessive depth would appear dominant in relation to the rear of the building and adjoining properties within the terrace. The proposal is therefore contrary to policies D1 and D2 of the Camden Local Plan 2017.

- 2.8 Considerable importance and weight have been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance conservation area, under the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Amenity

- 3.1 Policy A1 aims to protect the quality of life of occupiers and neighbours. This includes such factors as visual privacy, outlook, sunlight, daylight, overshadowing and artificial light levels.
- 3.2 The neighbouring property at No. 34 has a rear conservatory extension that projects approximately 4.0m at the rear and is set in from the boundary by around 0.3m. Although the proposed extension will be constructed up to the boundary, due to the fully glazed nature of the existing conservatory it is not considered that the loss of daylight due to the proposed extension would be unduly detrimental. No. 38 also has an existing rear extension that projects approximately 3.3m from the rear directly on the boundary with No. 36. The nearest window in this rear extension is set in approximately 1.5m from the boundary and therefore the siting of the proposed extension is not considered to impact on the daylight to the rear of the property.
- 3.3 The extension is not considered to give rise to any overlooking concerns, or any additional loss of daylight due to the presence of rear extensions on both of the adjoining properties at ground floor. Due to the nature of the external works, it is considered that the proposal would not result in any undue harm to the amenities of neighbouring occupiers and complies with policy A1 of the Camden Local Plan.

5. Recommendation:

Refuse Planning Permission for the following reasons:

1. The proposed extension by reason of its depth, bulk and scale would be a dominant and incongruous addition to the building and surrounding terrace to the detriment of the character and appearance of the Elsworthy Road Conservation Area. The proposed works would cause harm to the character and appearance of the host building, the adjoining terrace and the conservation area contrary to Policies D1 and D2 of the Camden Local Plan 2017, and the National Planning Policy Framework 2024.