

Our ref: Q250140/eb
Your ref: PP-13862800
Email: Emma.bilton@quod.com
Date: 17 April 2025



Planning Services
London Borough of Camden
2nd Floor, 5 Pancras Square
c/o Town Hall, Judd Street
London
WC1H 9JE

By Planning Portal (PP-13862800)

Dear Officers

Application for Full Planning Permission – 57 Elsworthy Road, London, NW3 3BS

Please find enclosed a full planning application submitted on behalf of Mr Andrew Horesh (“the Applicant”).

The Applicant is proposing to refurbish the property following a fire in May 2024 which resulted in significant damage to the second floor and roof. The Applicant is taking the opportunity to enhance other elements of the property as part of the refurbishment works to support its reoccupation, including improving its energy efficiency.

The application has been submitted via the Planning Portal and comprises the following:

- Application Form, including Certificates of Ownership
- This Cover Letter, setting out the planning and heritage justifications in support of the application
- Application Drawings
 - Existing Location Plan (ref 24030-DMB-XX-ZZ-DR-A-0113 PL01)
 - Existing Ground Floor (ref 24030-DMB-10-00-DR-A-0100 PL01)
 - Existing Roof Plan (ref 24030-DMB-10-R1-DR-A-0103 PL01)
 - Existing Front Elevation (ref 24030-DMB-10-ZZ-DR-A-0103 PL01)
 - Proposed Ground Floor (ref 24030-DMB-10-GF-DR-A-0300 PL01)
 - Proposed Roof Plan (ref 24030-DMB-10-R1-DR-A-0303 PL01)
 - Proposed Front Elevation (ref 240303-DMB-10-ZZ-DR-A-0310 PL01)
- Design and Access Statement
- Noise Technical Note



The application has been submitted via the Planning Portal (reference: PP-13862800). An online payment for £613 (plus service charge) has been made via the Planning Portal, in accordance with the Town and Country Planning (Fee for Applications, Deemed Applications, Requests and Site Visits (England) Regulations 2012 (as amended).

Relevant Background

The Site is located in the Swiss Cottage area of London, near Primrose Hill and Regent's Park. Elsworthy Road was primarily developed during the late 19th century and early 20th century (c.1899-1911), as part of the broader urbanisation of the Primrose Hill area.

The Site is a three storey family home which features a combination of architectural styles, featuring heavily on a mix between late Victorian and Arts & Crafts. It is of brick construction and generally single glazed windows. The adjoining garage is of an awkward shape which prevents it being used for parking. It is a short walk (12 minutes) from the Swiss Cottage Underground Station which is serviced by the Jubilee Line, providing fast connections to central London.

The Site is within the Elsworthy Conservation Area. It is not listed, nor recognised as a non-designated heritage asset, and there are no other relevant environmental, statutory or non-statutory designations. Primrose Hill is a Grade II listed Park and Garden which lies to the south of the Site.

A number of Article 4 Directions apply in the London Borough of Camden (LBC), though none prevail in the Elsworthy Conservation Area. Therefore they have no bearing upon the enclosed application.

Significance of Heritage Assets

Consistent with the requirements of the National Planning Policy Framework (NPPF) (December 2024) (Para. 207), the application must describe the significance of any relevant heritage assets but only in level of detail which is proportionate to the assets' importance and no more than is sufficient to understand the potential impact of a proposal on this significance.

The Elsworthy Road Conservation Area Appraisal and Management Strategy (July 2009) identifies that the character of the conservation area derives from the spacious leafy streets and generously laid out plot sizes.

The conservation area is divided into three relatively distinct phases; the site and all immediate neighbours are located within Sub-Area 3, the Willett Development. The area was developed as a wealthy residential suburb and maintains this character today with low, two or three storey detached red brick buildings, with a horizontal rather than vertical emphasis.

Key architectural features include roof gables and canopied porches, tile hung gable ends, a wide variety of window types (many with small paned windows), bay windows, decorative brickwork and plasterwork, bespoke white stone dressings and white painted woodwork. The roof line of individual



houses varies, but generally the roof is a dominant feature with a steep pitch and tall prominent brick chimneys.

The boundary treatments are formed by low walls, topped by hedges, combined with wooden gates and gate posts which greens the streetscape and softens the view. It is particularly the combination of hedges and wooden gates that defines the special character of the streetscape in the Willett area.

The Appraisal expects alterations to existing buildings to have a positive effect on the character and appearance of the Conservation Area and ensure they are sympathetic to the existing building.

Application Proposals

Full planning permission is sought for the following components of the Site's refurbishment:

- Installation of two boiler flues penetrating from the garage flat roof; and
- Installation of a louvre to the garage for ventilation.

As part of the overall refurbishment strategy for the building, the Applicant is undertaking additional works which do not constitute 'development', as defined by Section 55 of Town and Country Planning Act 1990, or are permitted under permitted development rights as set out in the Town and Country Planning (General Permitted Development) (England) Order 2015 ("GDPO"). These include:

- A like-for-like replacement roof following the fire damage, utilising the same materials and colour. Given the consistency of materials, the replacement roof to repair the fire damage does not materially affect the external appearance of the building and, therefore, does not constitute 'development'.
- Replacement of all windows to double glazing, utilising the same like for like style of carpentry, colour, appearance, fenestration, and not altering apertures. Given the like-for-like replacement does not materially affect the external appearance of the building and, therefore, does not constitute 'development'.
- A Velux window to the second floor bathroom. Schedule 2, Part 1, Class C of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) allows alterations to the roof, including windows, subject to various criterion. The only relevant criterion in this case, which the window satisfies, is that it does not protrude more than 0.15 metres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.
- Internal works, which do not constitute 'development'.

Planning Policy

Section 38(6) of the Planning and Compulsory Purchase Act 2004 confirms that applications should be determined in accordance with the Development Plan unless material considerations indicate



otherwise. The principal material considerations are the National Planning Policy Framework (NPPF) December 2024) and accompanying Planning Practice Guidance (PPG).

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 imposes a statutory duty to pay special regard to preserving or enhancing the character or appearance of a Conservation Area.

National Planning Policy

Applicants are required to describe the significance of any heritage assets which may be affected by development, and their setting. They must also consider the level of “*harm*” arising to this significance from a development (Paragraphs 207 and 212). The significance of relevant heritage assets is summarised above.

Where development leads to “*less than substantial harm*” to a designated heritage asset, this harm should be weighed against the public benefits arising, including securing its optimum use (Paragraph 215).

Local Planning Policy

The adopted Development Plan comprises the Camden Local Plan (2017) (CLP) and the London Plan (2021).

LBC are preparing a new Local Plan and the Regulation 19 version of the Plan is expected to be published in Spring 2025 for consultation. The Plan has not yet been independently tested at examination and it can only attract weight according to this stage of preparation, its consistency with the NPPF and the extent of any unresolved objections (NPPF Para. 49).

CLP Policy A1 seeks to protect the amenity of Camden’s residents by ensuring the impact of development is fully considered. It supports developments where they do not result in unacceptable harm to amenity. Similarly, London Plan Policy D14 expects residential proposals to mitigate against potential adverse impacts of noise as a result of new development.

CLP Policy D1 requires development to be of a high quality design that (inter alia) respects the local context and character of the site. The aim of this policy is reflected in London Plan Policy D4 (Good Design).

CLP Policy D2 requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area. These aims are consistent with London Plan Policy HC1 (Heritage Conservation and Growth).



Planning Assessment

Design and Heritage

The current garage door of the property presents a dated and visually heavy appearance that detracts from the architectural quality of the property's frontage; it offers little to no contribution to the streetscape.

Utilising the existing opening and replacing the door with a high quality louvred panel introduces texture, depth and a sense of visual lightness. It will improve the appearance of the garage and integrate it into the overall architectural language of the house. The louvred format also allows for passive ventilation to the garage space behind.

Modern interventions are not uncommon in the Conservation Area, with nearby properties introducing metal gates, basement lightwells and sensitively reconfigured facades that enhance the historic character of the street.

The flue is a slim black structure. Its minor domestic form would be set back from the road and read in the context of a residential suburban area.

The proposed amendments would preserve the Conservation Area and would not have a harmful impact on the character of the building or the wider conservation area. The architectural and historic interest of the building and the character of the Conservation Area will continue to be appreciated and understood.

No harm is therefore judged to arise to any statutory heritage designations in this case, satisfying NPPF requirements to protect and enhance heritage assets and CLP Policy D2 and London Plan Policy HC1.

In satisfying the above, the application satisfies the statutory duty¹ to pay special regard to preserving or enhancing designated heritage assets, as well as the relevant heritage policies imposed by the NPPF (Section 16).

Noise

An Acoustic Planning Report supports the application which demonstrates that all plant, equipment and machinery associated with the development will not exceed background noise levels, and the louvred panel is therefore appropriate. The proposals, therefore, accord with CLP Policy A1 and London Plan Policy D14.

¹ Imposed by Sections 66 and 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990.



Summary

The proposals form part of the wider refurbishment works at the property to enable its reoccupation following fire damage in 2024.

The proposals accord with national and local planning policy with an up-to-date Development Plan and, in accordance Paragraph 11 of the NPPF, should be approved without delay.

I look forward to hearing confirmation of formal validation shortly. Please do not hesitate to contact me should you require any further information.

Yours sincerely

Emma Bilton
Senior Planner

enc. As noted