

8 Elsworthy Terrace



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Delegated Report (Members' Briefing)		Expiry Date:	13/05/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
8 Elsworthy Terrace London NW3 3DR		2014/1807/P			
Proposal(s)					
Creation of 2nd floor level roof terrace above rear bay window including installation of railings and replacement of window with door.					
Recommendation(s):		Grant planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed		Date posted	21 days elapsed
Press notice	10/4/14	1/5/14	Site notice	7/4/14	28/4/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	1/4/14	22/4/14	15	1	0
Consultation responses (including CAACs):	<p>I letter of support received: A balcony enhances the appearance of the back of the terrace. See other balconies with flowers and plants further along and does not intrude on me next door; provides outdoor space for owner.</p> <p>Elsworthy CAAC: Object to creation of a roof terrace in this prominent location close to Primrose Hill</p> <p><i>Officer's comment: Please refer to assessment below (paragraphs 2.1-2.3)</i></p>				
Site Description					
The site is an end of terrace property on the south side of Elsworthy Terrace, adjacent to Primrose Hill. The property falls within the Elsworthy Conservation Area but is not listed.					
Relevant History					
No relevant planning history for subject property.					
<u>11 Elsworthy Terrace</u> 2005/3716/P: Replacement of pitched roof of 2 storey rear bay with new flat roof and associated metal balcony railings, plus replacement of window with French doors, to form a terrace for the first floor flat. <u>Granted</u> 21/10/2005 <u>12 Elsworthy Terrace</u> PWX0202929: Replacement of pitched roof with flat roof, installation of balustrade railing, replacement of window with door in connection with formation of roof terrace at rear second floor level. <u>Granted</u> 02/12/2002					

13 Elsworthy Terrace

8702704: Erection of a balcony on the rear elevation at first floor level. Granted 22/07/1987

14 Elsworthy Terrace

CTP/H8/18/15/28074: Alterations to existing bay roof to form a roof terrace at first floor level and provide balcony access. Granted 06/06/1979

Relevant policies

LDF Core Strategy and Development Policies

CS1 (Distribution of Growth)

CS5 (Managing the Impact of Growth and Development)

CS14 (Promoting High Quality Places and Conserving Our Heritage)

DP24 (Securing High Quality Design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the Impact of Development on Occupiers and Neighbours)

Camden Planning Guidance

Elsworthy Conservation Area Statement

London Plan 2011

NPPF 2012

Assessment

1. **Proposal:** Permission is sought to create a roof terrace at 2nd floor level. This would involve the removal the pitched roof above the 1st floor bay window and the erection of railings around the flat roof. It would also involve lowering the sill of one of the sash windows and replacing the window with a timber framed glazed door.
2. **Assessment:**
 - 2.1 **Design:** Four properties on the terrace (11, 12, 13 and 14 Elsworthy Terrace) have created terraces above the 1st floor rear bay window. These were all authorised, the most recent one in 2005 (see planning history). These properties are all on the same side of the terrace as the subject property. Nos 11-14 are only a short distance (2 houses away) from the subject property (the intervening houses do not have terraces above the bay window). Given the surrounding context, the proposed development would not appear out of keeping.
 - 2.2 Primrose Hill is immediately to the south of the host property. The edge of primrose hill, which adjoins the rear garden of the host property, has mature trees along its edge. As a consequence the terrace on the roof of the first floor bay would not be unduly prominent. In winter, it is acknowledged that the terrace would be more visible, however it is not considered harmful to the appearance of the rear elevation of the terrace.
 - 2.3 The metal railings would have a traditional appearance on this period property. The proposed dropping of the sill and replacement of the sash window with a door of the same width would maintain the fenestration pattern on the rear elevation. The proposed terrace with railing and the replacement of sash window with timber glazed door would preserve the character and appearance of the conservation area.
 - 2.4 **Amenity:** The adjoining windows at 2nd floor level belong to the subject flat and the stairwell. The terrace would only project 1.35m (at the maximum depth of the bay window below) so the adjacent property's 2nd floor window would only be visible obliquely and there would be no harmful overlooking or loss of privacy.

Recommendation: Grant planning permission

DISCLAIMER

Decision route to be decided by nominated members on 28th July 2014. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr George Knott
Knott Architects
98B Tollington Park
London
N4 3RB

Application Ref: **2014/1807/P**
Please ask for: **David Peres Da Costa**
Telephone: 020 7974 **5262**

16 July 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Elsworthy Terrace
London
NW3 3DR

DECISION

Proposal:
Creation of 2nd floor level roof terrace above rear bay window including installation of railings and replacement of window with door.

Drawing Nos: Site location plan; 342.002; 342.051; 342.001; 342.050; 342.010; 342.060.

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; 342.002; 342.051; 342.001; 342.050; 342.010; 342.060.

Reason:
For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard

DRAFT

DECISION

Site photos



Aerial view of rear of Elsworthy Terrace (8 Elsworthy Terrace is on the far right) showing terraces at Nos 11-14



Aerial view looking north from Primrose Hill towards Elsworthy Terrace (No.8 is the nearest to Primrose Hill)