

Mr Patrick Smith
Smith Coldham Design Ltd
55 Lime Grove
Ruislip
London
HA4 8RL

Application Ref: **2014/7226/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

16 January 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
22 Elliott Square
London
NW3 3SU

Proposal:
Erection of single storey rear ground floor extension, replacement of windows with doors at rear first floor, replacement front windows and insertion of front windows behind louvres at ground floor level.
Drawing Nos: OS plan, 5370-14-100,101,102,103,104,105,106,107A,108,109

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 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: OS plan, 5370-14-100, 101, 102, 103, 104, 105, 106, 107A, 108, 109

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed rear extension is subordinate in scale and location to the host building and is of an appropriate design by virtue of the modest size, the materials matching the existing and the design being similar to the host property and adjoining buildings. Given that the extension is no more than 3 metres deep and single storey, the extension would not create a sense of enclosure and loss of light to the adjoining neighbouring properties at no. 21 and 23 Elliot Square, and is set well away from the rear adjoining properties at Elsworthy Square. The replacement windows are considered acceptable as they are matching in terms of design, opening method, material and size. The proposed French doors appropriately align with the windows on the rear elevation.

The replacement front door would match the timber material and size of the existing. The replacement of garage door with louvers and window behind are of similar size and design and therefore would be sympathetic to the host property

In this instance there was not considered to be any harm from the proposed development. The development is in-keeping with the modern nature of the building in this unlisted terrace and non-designated area.

4 neighbours were consulted. No objections have been received. The site's planning history was taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, and 7.6 of the London Plan 2011; and paragraphs 14, 17, and 55 -66 of the National Planning Policy Framework.

- 2 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, (tel: 020-7974 6941).
- 3 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], (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/councilcontacts/environment/control-the-environmental-health-team.enor> 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



Ed Watson
Director of Culture & Environment