

Roberto Napolitano
Mr Jack Schneider
Schneider Designers
15 Lower Ground Unit
Eldon Grove
London
UK
NW3 5PT

Application Ref: **2014/2184/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

20 July 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
24 Ellerdale Road
London
NW3 6BB

Proposal:
Variation of condition 3 (development to be carried out in accordance with approved plans) of planning permission 2010/3180/P dated 14/12/2010 (for the change of use from 3 flats to 2 and replacement of existing rear pitched roof conservatory with new flat roof conservatory and other external alterations) namely to increase depth of the extension at lower ground floor level by 1.6m, with a 0.2m increase to both height and width to the extension and a reduction in the size of Unit B.

Drawing Nos:

Revised plans: P101 LGF, P102 GFL, P103 FFL, P104 2nd FL, APL-202- Proposed rear elevation, APL-203 - Proposed side elevation, APL-301 - Proposed section A-A.

Superseded plans: A101 LGF, A102 GFL, A103 FFL, A104 2nd FL

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):



- 1 Condition 3 of the planning permission granted 14/12/2010 under reference number 2010/3180/P shall be replaced by the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans-[Prefix 2010/642/P] 01; 02; 03; 04; 05; 06; 07; 13; 14; 15; 16; 17, P101 LGF, P102 GFL, P103 FFL, P104 2nd FL, APL-202- Proposed rear elevation, APL-203 - Proposed side elevation, APL-301 - Proposed section A-A.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed amendments seek to reduce the size of the self-contained flat at lower ground floor level. This unit would become a studio flat and would have an area of 46 sqm this amount of floorspace and is in line with the guidance found in CPG 2 (Housing) for one bedroom properties. Access to the property would be via an entrance at lower ground floor level, the access to the Unit A would be via the existing front door. The rest of the building would be used as a large 6 bedroom property with a floor area of 444.5 sqm. These alterations to the units are considered acceptable and would still provide units which there are a need for within the borough.

The proposal would also see an increase in depth of the approved conservatory from 3m to 4.6m deep. The height would increase from 3.4m to 3.6m but would remain with a flat roof. Also the width would marginally increase from 4.6m to 4.8m and this would change to become a family room for the larger unit. The original application did not considered that the replacement lower ground floor rear extension would result in any overlooking, loss of daylight, sunlight or privacy to neighbouring properties due to its location at lower ground floor level. Although the height, width and depth are increasing the extension is set in 6.7m from the boundary with the neighbour at no. 22 Ellerdale Road. The unattached neighbour at no.26 has an existing boundary wall with high shrubbery and it is not felt the increase in depth would dramatically impact on this neighbour. There are two casement windows proposed on the side elevation facing this neighbour which differs to the approved scheme which had clear glazing on the side elevations. The proposed brick wall and two casement windows on the side elevation facing onto the neighbour at no. 26 is considered to be acceptable as it would reduce the amount of potential overlooking to this property.

The site's planning history and any relevant appeal decisions were taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Fitzjohns Netherall Conservation Area in

accordance with s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposal is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposal also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 You are advised that this decision relates only to the changes highlighted on the plans namely increase in height, depth and width of rear extension and shall only be read in the context of the substantive permission granted on 14/12/2010 under reference number 2010/3180/P and is bound by all the conditions attached to that permission.

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