

Ms Annabel Chown
Annabel Chown Architects
Ground Floor Flat
71 King Henry's Road
London
NW3 3QU

Application Ref: **2015/1312/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

30 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
53 Elsworthy Road
London
NW3 3BS

Proposal:
Erection of single storey ground floor rear infill extension.

Drawing Nos: ELS 001; ELS 002A; ELS 003; ELS 004A; ELS005; ELS006; ELS 007A;
ELS 008A; ELS 009A; ELS 010A.

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: ELS 001; ELS 002A; ELS 003; ELS 004A; ELS005; ELS006; ELS 007A; ELS 008A; ELS 009A; ELS 010A.

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

Informative(s):

- 1 Reasons for granting permission

The proposed infill extension would be located to the rear of the host dwelling, where it would not be visible in the street scene along Elsworthy Road. The rear elevation of the new extension would be set back from the rear elevation of the existing rear extension by 1 metre, which would serve to break up the bulk and mass of the resultant rear projections and allow the different elements of the extension to be read separately.

Whilst the proposed extension may impact on the outlook from the nearest rear-facing, upper ground floor bay window at the attached neighbouring property, the impact is lessened because Nos. 53A and 53B have merged to become one single dwelling (pursuant to planning permission reference 2013/4848/P) and any future occupiers of that dwelling would still enjoy a wide outlook towards the other direction.

The ground level has been significantly lowered at No. 53 A & B, in order to create a basement and sunken patio area (pursuant to planning permission reference 2013/7018/P). The proposed extension would add to the height of the retaining wall on the shared boundary, and may potentially appear overbearing when viewed from the lower terrace at No. 53 A & B. However, insofar as No. 53 A & B occupies a large plot with generous outdoor amenity space and the rear of the property is south-facing, the impact on the lower terrace is considered to be acceptable, on balance. In order to reduce the scale of the extension when viewed from the upper ground floor windows at No. 53 A & B, the height along the shared boundary has been marginally reduced (by the omission of the parapet), which is welcomed.

Neighbouring occupiers were consulted on the application. One comment has been received prior to making this decision which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with Policies 7.4, 7.6 and 7.8 of the London Plan 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 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, Camden Town Hall, Argyle Street WC1H 8EQ, (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 Noise and Licensing Enforcement Team, 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



Ed Watson
Director of Culture & Environment

