

10 Estelle Road, NW3 2JY





Photograph 1: View of the proposal area and adjoining infill extension at No.8 Estelle Road.



Photograph 2: Proposal area view towards the rear of No.8 and 10 Estelle Road.



Photograph 3 : View to No.8B's lightwell from No.10.



Photograph 4: View up the lightwell from No.8B basement level main bedroom.



Photograph 5: View up the lightwell from No.8B basement level bedroom.

Delegated Report		Analysis sheet	Expiry Date:	13/05/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
Raymond Yeung			2016/1518/P	
Application Address			Drawing Numbers	
10 Estelle Road London NW3 2JY			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey infill extension to the rear of the dwellinghouse (C3).				
Recommendation(s):		Planning Permission Granted		
Application Type:		Householder Application		

Conditions or Reasons for Refusal:	Refer to draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	13	No. of responses	03	No. of objections	02
Summary of consultation responses:	<p>Site notice displayed 23/3/16 – 13/4/16</p> <p>Press advertisement published 24/4/16 – 14/4/16</p> <p>The owner/occupier of No's 8B and 8C have objected to the application on the following grounds:</p> <ul style="list-style-type: none"> • Impact on light/overshadowing to the lightwell leading to basement room at 8B <p><i>Officer's response:</i></p> <p><i>Plans were revised to reduce the height of the extension, please see amenity paragraph below.</i></p> <ul style="list-style-type: none"> • Plans do not show the neighbouring property accurately <p><i>Officer's response: Revised plans were submitted to show the neighbouring lightwell</i></p> <ul style="list-style-type: none"> • Drainage and water infiltration <p><i>Officer's response: Not a material planning matter to consider within this application, and may be dealt with by building control, an informative is added on the decision notice.</i></p> <ul style="list-style-type: none"> • Noise <p><i>Officer's response: Not a material planning matter to consider within this application, and may be dealt with by environmental health, an informative is added on the decision notice.</i></p> <ul style="list-style-type: none"> • Lack of consultation between applicant and the neighbours, detrimental effect to value of property <p><i>Officer's response: Not a material planning matter to consider within this application.</i></p>					

Councillor Mc Cormack

Supports concerns raised by Flat B of No.8 Estelle road.

Mansfield Conservation Area Advisory Committee

**CAAC/Local groups*
comments:**
*Please Specify

-No objections

Site Description

The property is a three storey mid-terraced property located on the east side of Estelle Road which benefits from an original rear outrigger. The immediate area consist of predominately 3 storey terrace properties and lies within the Mansfield Conservation Area.

Relevant History

No relevant planning history to the host applications site.

Neighbouring properties' planning history

9 Estelle Road

P.P 2013/7716/P for Erection of single storey full width rear extension following demolition of existing rear addition. Granted February 2014

P.P (8702682) for Replacement of existing dormer by larger dormer in approximately the same position as shown on drawings Nos.C29.03A and 04A. Granted September 1987.

P.P (9201295) for The erection of an extension and the formation of a roof terrace over the existing rear extension at second floor level as shown on drawing nos. 9118-01 02 03 04 05 06A 07 08. Granted 29 April 1993.

P.P (9762) for the conversion of 9 Estelle Road, NW3 to provide two self-contained flats and a maisonette. Granted 11 November 1970

6 Estelle Road

P.P (2011/4949/P) for the erection of a single storey rear and side extension and replacement of a window with a door to residential flat (Class C3). Granted 05 December 2011.

P.P (2012/0337/P) Retention of excavation works at basement floor level to create additional living accommodation to basement and ground floor residential unit (Class C3).Granted 23/03/2012

11 Estelle Road

P.P (8803691) Change of use to form two self-contained flats and a self-contained maisonette including works of conversion the erection of a single-storey rear extension the formation of a roof terrace at rear second floor level and the installation of dormer windows in the front and rear roof as shown on drawing nos. 0003/1 2. Revised on 31st May 1988. Granted 24/11/1998.

P.P (2008/2706/P) Erection of railings around existing roof terrace for upper floor flat. Granted 23/09/2008

7 Estelle Road

P.P (17751) The change of use of the second and third floors of 7, Estelle Road, N.W.3 into a maisonette, involving works of conversion, and the erection of a second floor extension to provide a bathroom, and the provision of new dormer windows at the front and the rear of the property.) for the enlargement of existing rear extension and installation of bay window with French doors to side [north] elevation to ground floor flat (Class C3). Granted 27/02/1974)

Relevant policies

LDF Core Strategy and Development Policies

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

CPG1 – Design
CPG6 – Amenity

Mansfield Conservation Area Appraisal and Management 2008

NPPF 2012
London Plan

Assessment

1 Proposal

1.1 The proposal is for a single storey infill rear extension. The main issues are:

- Design
- Amenity

1.2 Revised drawings were submitted to reduce the height of the roof from 3.3 metres down to 3 metres and to include details of the neighbour's lightwell.

2 Design

2.1 The proposed extension would measure approximately 7m (depth) x 1.8m (width) x 3m (height) adjoining the outrigger. It would include a glazed link between the rear of the original house and the extension. The extension would be constructed from stock brick to match the existing host building, aluminium sliding doors to the rear, slate roof with 3 rooflights which would be 2.3 metres on the boundary increasing to 3 metres in height where the roof meets the outrigger.

2.2 Revised drawings illustrates a reduction to the maximum height of the roof from 3.3 metres height down to 3 metres in height adjoining the outrigger, a reduction of 0.3m from the previous plans, this was amended to create a more symmetrical appearance to roof slope of No.8s infill extension and to reduce the impact to amenity to No.8B (mentioned further below in the amenity paragraph).

2.3 The extension would not extend beyond the depth of the existing outrigger and would be subordinate to the host building and allow for the retention of a reasonably sized garden approximately.

2.4 The extension would not extend beyond the rear of existing outrigger and would not be more than 3 metres in height in total. Therefore, the proposal would be considered acceptable in terms of its size and design and was not considered to have a harmful impact on the character or appearance of the building.

2.5 The design and materials i.e. the brick walls and tiles would match the aesthetic of the host building and therefore considered to be appropriate for a conservation area in that it would not affect the context or setting of neighbouring buildings.

2.6 As such the proposal is not considered to harm the character or appearance of the host building or conservation area and would comply with policies CS14, DP24 and DP25 of the LDF and Camden Planning Guidance.

3 Amenity

3.1) The extension would be a similar height to the infill extension at no.8, however there is a lightwell between their extension and the rear of the main property, which serves the ground floor and basement of No.8B.

3.2) The neighbour's windows facing out of the lightwell area and on to the proposed extension

serves a living/kitchen/dining area on the ground floor level and to bedroom and hallway at basement level. It is considered that it would not impact on light and overshadowing to the rooms to the ground floor as their main source of light and outlook is from the rear elevation.

3.3) The existing outlook is of the boundary wall and benefits from limited daylight, it is considered that the proposal would not materially impact the light and outlook to the rooms on the basement level for the following reasons;

- The proposed roof sloping away from the boundary wall has been reduced in revised plans and is considered not substantially higher than the existing height of the wall (the height of the proposed sloping roof would extend above the boundary by no more than 750mm). Such increase is considered minimal.
- The proposal would be north facing and would have the taller host buildings within the backdrop, as such, the proposal would create minimal difference to current levels of light and outlook.

3.4) For the reasons set out above, the objections raised are considered not so harmful to the neighbour's amenity to warrant a refusal. As such the proposal would comply with policies CS5 and DP26 of the LDF and Camden Planning Guidance.

4 **Recommendation:** Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 3rd May 2016. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.



Mr Kuldeep Birdi
MoreSpace
112 Gunnersbury Avenue
Ealing
London
W5 4HB

Application Ref: **2016/1518/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

DRAFT

27 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
**10 Estelle Road
London
NW3 2JY**

DECISION

Proposal:
Erection of a single storey infill extension to the rear of the dwellinghouse (C3).

Drawing Nos: Design & Access statement, site location plan, 01RevC, 02RevC, 03RevC, 04RevC, 05RevC, 06RevC, 07RevC.

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).

Director of Culture & Environment



- 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 policies 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:

Design & Access statement, site location plan, 01RevC, 02RevC, 03RevC, 04RevC, 05RevC, 06RevC, 07RevC.

Reason:

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

Informative(s):

- 1 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.
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 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).

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

Director of Culture & Environment

DRAFT

DECISION