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Date 21 July 2016
Our ref 14277/SSL/DD/11871628v1
Portal ref PP-05342860

Dear Sir / Madam

48 Elsworthy Road, London NW3 3BU

LB Camden: Application for Householder Planning Permission for external alterations to the existing dwelling

On behalf of our client, Elsworthy Estates Ltd, we write to submit an application for householder planning permission for alterations to an existing window and addition of a new window on the east elevation of 48 Elsworthy Road.

Application Submission

The application has been submitted on the planning portal (Ref: PP-05342860) and comprises the following documents:

- Application form for Householder Planning Permission;
- Site Location Plan and Block Plan (14/0296-001) prepared by Design Solutions;
- Application Drawings prepared by Design Solutions:
 - o Existing Ground Floor Plan (14/0296-001/00)
 - o Existing First Floor Plan (14/0296-002/00)
 - o Existing Side Elevation East (14/0296-014/01)
 - o Proposed Ground Floor Plan (14/0296-101/00)
 - o Proposed First Floor Plan (14/0296-102/00)
 - o Proposed Side Elevation East (14/0296-204/00)
- Completed CIL Information; and,
- The additional justification set out in this letter.

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Please also find enclosed with this letter a cheque for £172.00 payable to Camden Council to cover the requisite application fee.

Background and Context

The application property is a detached, unlisted, two storey dwelling house, with accommodation in the roof, which is located within the Elsworthy Road Conservation Area (CA).

Architectural and Townscape Context: The Elsworthy Conservation Area

The Conservation Area was designated by the London Borough of Camden on 27 February 1973 and has subsequently been extended on 12 November 1985 and 5 November 1991. No. 48 Elsworthy Road is situated within the original core designation of the Elsworthy Conservation Area. The following provides an overview of the character and appearance of the area surrounding the site.

The Elsworthy Conservation Area, and in particular character sub-area 3 (Willett Development; identified in the Council's Conservation Area Appraisal) in which the proposal site is located, is characterised by its coherent yet informal street pattern and well-detailed, high quality, William Willett and Son development of houses, originally known as 'The Avenue Road Estate'. The houses are predominantly two storeys, plus attic accommodation, set in generous gardens and use a rich mix of high quality materials in designs characteristic of the 1890s 'Free Style'¹. Key features of the style were sourced from Dutch and Queen Anne Revival architectural styles, including roof gables and canopied porches, tile hung gable ends, a wide variety of window types (many with small paned windows), bay windows, decorative brickwork and plasterwork, bespoke white stone dressings and white painted woodwork. The strong combination of brick and decorative tiling creates a clear architectural vocabulary on many properties, while others with large expanses of stucco add contrast to the streetscape.

The quality and level of detailing in wood, stucco and stone is consistently high in the Willett development and each building has unique features including a variety of entrance door designs, ranging from arched openings in stone to porches and porticoes with a variety of brackets or columns and sometimes pediments. Other elevation details include high quality tile cladding, stucco detailing, use of stone banding and decorative masonry, and intricate timber gable and window decoration. At roof level, the detached houses have dominant roofs which are frequently terminated by tall chimney stacks and pots, use fine clay tiles and introduce gables and dormer windows in a variety of Dutch or Queen Anne Revival styles.

Site Description: No. 48 Elsworthy Road

The application site comprises No. 48 Elsworthy Road, a two storey plus attic 'Free Style' detached house in cream stucco with white painted stone quoins likely to have been designed by the architect Amos Faulkner (b.1867-d.1940). The property has semi-circular bayed double height

¹ The Free Style developed as a tradition, out of the Arts and Crafts Style, in which architects could pick and mix features from Classical, Gothic, English and Scottish 16th Century, or European architectural traditions in any combination of building materials they chose.



front windows, an front porch with columns and an arched pediment, and a orange clay tiled roof with a number of tall stucco chimneys. The property is located on the north side of Elsworthy road and backs onto the south side of the private gardens serving the centrally placed houses. It and the houses surrounding it were constructed as part of the William Willet development of 'The Avenue Road Estate' between 1896 and 1911.

Relevant Planning History

This application deals only with alterations to the east elevation at ground and first floor levels of the property however the owner of the house has previously secured a number of planning permissions for basement development, and a Lawful Development Certificate for altered arrangement of fenestration and extension to the rear. The permission of most relevance to these proposals was the householder permission, granted on 15 October 2015, for a number of external alterations on the upper floors of the property including the addition of windows and rooflights (LPA Ref: 2015/3781/P). The existing drawings show the approved form of the building for clarity as the works for these various permissions are currently underway and/or completed.

Proposals

The proposals comprise the following minor external alterations to the existing building:

- 1 Enlargement of the existing window at first floor level (on the east elevation of the building); and,
- 2 Addition of a new window at ground floor level (on the east elevation of the building).

Assessment

The proposals incorporate the enlargement of an existing window and addition of a new window to serve the existing stairwell within the property. These alterations are proposed to improve the practical and safe use of the stairwell by providing additional natural light. The windows would be frosted privacy glass and non-opening to protect the amenity and ensure that the occupiers of the neighbouring property are not overlooked in compliance with Development Policy DP26. The windows are designed to match the other existing windows and are located to fit in with the detailed design of the building and to preserve the existing character and appearance.

The proposed alterations have been carefully designed to minimise their effect on the overall appearance of the existing building, and to improve the appearance and function of an existing dwelling house in compliance with proposed draft Local Plan Policy D1 and adopted Development Policy DP24 which require development to be of the highest architectural and urban design quality and utilising appropriate materials. Each of the modest alterations proposed would contribute to and improve the function, appearance, and character of the building and its generally appearance within the wider area.

Given the modest nature of the proposals, and their careful design and positioning, it is considered that the proposed alterations would have neutral effect on the contribution the building makes within the conservation area and that they respect the historic character and the significance of the building. It is our view that the proposals do not give rise to any harm to, and at least preserve, the character and appearance of the Elsworthy Conservation Area. As such, the proposals are



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compliant with the statutory duty set out in Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended); the Historic Environment Chapter of the NPPF; the accompanying guidance in the NPPG; and Camden's adopted Core Strategy and Development Policies.

Concluding Remarks

We trust that you have sufficient information to enable you to consider the proposals and we look forward to confirmation of registration in due course. Should you have any questions during the determination period, please do not hesitate to contact either me or my colleague Simon Slatford at this office.

Yours faithfully



Daniel Di-Lieto
Senior Planner