

Miss Andrea Wong
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Application Ref: **2016/6145/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

6 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Estelle Road
London
NW3 2JX

Proposal:

Erection of single storey extension to the side of the existing dwelling house; replacement front elevation windows; creation of bin store to the front; and creation of two roof lights to the rear (Class C3).

Drawing Nos: A001; A002; A101; A102 REV A; A103; A104; A105; A106; A107; A108; A109; A110; A11 + A112; A201; A202 REV A; A301; A302; A303; A304; A305; A306 REV A and Design and Access Statement prepared by Bureau de Change.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 A001; A002; A101; A102 REV A; A103; A104; A105; A106; A107; A108; A109; A110; A11 + A112; A201; A202 REV A; A301; A302; A303; A304; A305; A306 REV A and Design and Access Statement prepared by Bureau de Change.

Reason:

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

Informatives:

- 1 Reasons for granting permission.

The proposed single storey infill extension would project approximately 4.9m infilling the gap between the proposed patio and the end of the proposed building line. The proposed infill does not project from the rear elevation, rather there is a 3m patio proposed between the rear elevation and the starting of the proposed infill. The extension would be 2.7m high on the boundary. The proposal includes the partial removal of the existing outrigger to align with the neighbouring property at no. 21 and in turn creating a wraparound extension. The extension would be constructed from brick to match the host building with the side infill having a sloping roof created by the unique design of the stepping bricks.

The wider pattern of development in the terrace is varied comprising of both full width and side infill extensions. Given the partial removal of the outrigger the proposed extension would now align with the extension at no. 21. Given the neighbouring context, and scale of the projection of the extension and the 3m patio along the boundary with no. 17 the proposal is considered to be acceptable. The use of glazing on the rear elevation would further reduce the bulk of the proposal. The size, design and materials of this extension are considered to be acceptable. Given this, the proposal will not adversely impact on the appearance of the host building or the wider conservation area and would be subordinate to the host building.

Given the partial removal of the outrigger a more useable private amenity space is able to be created to the rear of the existing dwelling house.

It is viewed that the size, location and height of the extension will not adversely harm the amenity of residential occupiers in terms of loss of daylight, sunlight, outlook or privacy. In particular, the proposed extension with the introduction of the patio would mitigate the loss of sunlight/daylight to the neighbouring property at no. 17.

The introduction of the metal railings to the existing terrace is considered to be an appropriate addition and would match the existing railings on the adjoining terraces.

With regards to the proposed two roof lights to the rear elevation, the positioning of the roof lights is considered acceptable and would not adversely impact on the host building or the wider conservation area.

The proposed bin stores to the front of application site would be of an appropriate scale and size and would not be visible above the existing fence. As such they are not considered to result in harm to the streetscene or conservation area.

The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

One comment of support has been received by the CAAC. No further comments or objections have been raised in relation to the works. The application site's planning history and relevant decisions were taken into account when coming to this decision.

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 the London Plan 2016; and 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel.

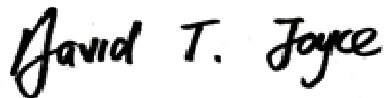
No. 020 7974 4444 or on the website
<http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated 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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities