

Mr Rossa Prendergast  
Rossa Prendergast Design  
Flat 7 Aberdeen Mansions  
Kenton Street  
London  
WC1N 1NL

Application Ref: **2017/0606/P**  
Please ask for: **Tessa Craig**  
Telephone: 020 7974 **6750**

6 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat C**  
**11 Elsworthy Terrace**  
**London**  
**NW3 3DR**

Proposal:

Installation of French doors with Juliet balcony in rear elevation at third floor, 3no. rooflights on rear roof slope and replacement windows.

Drawing Nos: PP0001, PP0005, PP0006, PP0007, PP0010, PP0011, PP0012, PP0013, PP0014, PP0015, PP0020, PP0021, PP0022, PP0023, PP0024, PP0025, PP0026 and PP0030.

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 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:

PP0001, PP0005, PP0006, PP0007, PP0010, PP0011, PP0012, PP0013, PP0014, PP0015, PP0020, PP0021, PP0022, PP0023, PP0024, PP0025, PP0026 and PP0030.

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

- 4 The proposed rooflights hereby permitted shall protrude no more than 150 millimetres beyond the plane of the slope of the original roof when measured from the perpendicular with the external surface of the original roof.

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.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed replacement windows are to be timber framed and are considered sympathetic to the main property. The rooflights shall be conservation style (secured via condition) and are in the rear of the property, high within the roof slope where they would not be overly visible. The proposed Juliette balcony includes a modest black balustrade design and would be consistent with other properties on this side of Elsworthy Terrace. Overall, the proposed design is considered acceptable.

The proposal does not raise any amenity concerns given the front and rear dormers already exist, it would not be possible to look into neighbours windows out of the rooflights and given the Juliette balcony which replaces existing windows at this level, would not allow occupants to step out onto it.

Considerable importance and weight has been attached 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Press and site notices were displayed. No objections have been received prior to making this decision; however two comments were received and have been considered. The site's planning history was taken into account in coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the London Borough of Camden Draft Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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

*David T. Joyce*

David Joyce  
Director of Regeneration and Planning