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W6 0LH

Application Ref: **2017/6821/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

2 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Ground Floor Flat
17 Estelle Road
LONDON
NW3 2JX

Proposal:
Single story rear extension and associated alterations to existing outrigger.
Drawing Nos: PL-3000, PL-2000, PL-1000, PL-1001.

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

PL-3000, PL-2000, PL-1000, PL-1001

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

Informative(s):

- 1 Reasons for granting permission.

The infill extension and alteration to the rear outrigger would be constructed from brick to match the host building and would include a lightwell between the rear of the main house and the infill extension.

The wider pattern of development in the terrace is varied comprising of both full width and side infill extensions. The proposed extension would align with the extension at no. 19 Estelle Road which was given permission for development of the same nature under ref: 2016/6145/P (this also aligns with no.21). Given the neighbouring context, 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 that the extension would not extend beyond the line of the existing outrigger, it is considered sufficient private amenity space would remain.

The height of the extension would be 3 metres adjoining No.15 and 2.7 metres adjoining No.19, 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 introduction of the lightwell would mitigate the loss of sunlight/daylight to the neighbouring property at no. 19.

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.

A site notice was displayed for comments. No 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 A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

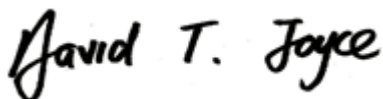
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (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, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 Joyce
Director of Regeneration and Planning