



ApplicationNumber  
**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
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[www.camden.gov.uk](http://www.camden.gov.uk)

Application ref: 2018/1383/P  
Contact: Kristina Smith  
Tel: 020 7974 4986  
Date: 10 May 2018

Telephone: 020 7974 **OfficerPhone**

WEBB ARCHITECTS LIMITED  
Studio B  
7 Wellington Road  
London  
NW10 5LJ

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**53 Elsworthy Road**  
**London**  
**NW3 3BS**

Proposal:  
Erection of side porch extension, rear infill extension and alterations to rear fenestration.  
Drawing Nos: 1193.01.01; 1193.01.02; 1193.03.13(F); 1193.01.13(F); 1193.03.11(c);  
1193.03.14(F); 1193.01.12(J); 1193.01.13(F); 1193.01.12(H); 1193.03.02(B);  
1193.03.02(B); 1193.03.03(A); 1193.03.01(A); 1193.01.03(B); 1193.01.04(B); Design &  
Access Statement prepared by Webb Architects Limited

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: 1193.01.01; 1193.01.02; 1193.03.13(F); 1193.01.13(F); 1193.03.11(c); 1193.03.14(F); 1193.01.12(J); 1193.01.13(F); 1193.01.12(H); 1193.03.02(B); 1193.03.02(B); 1193.03.03(A); 1193.03.01(A); 1193.01.03(B); 1193.01.04(B); Design & Access Statement prepared by Webb Architects Limited

Reason:

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

- 4 Before the brickwork is commenced, a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing shall be provided on site and approved in writing by the local planning authority. The development shall be carried out in accordance with the approval given. The approved panel shall be retained on site until the work has been completed.

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.

Informative(s):

- 1 Reasons for granting permission.

The proposed extension of the side porch is considered to be a subordinate addition that would be sensitive to the architectural language of the property. The proposal has been revised to recess the entrance door behind the side elevation and underneath the eaves, thereby retaining the depth to the prominent side elevation.

The adjoining neighbour does not have this feature and so the proposal would not disrupt the symmetry of the buildings. The new brickwork would match the existing red brick, using salvaged brick where possible. The proposed fenestration comprises timber sliding sashes, and new entrance door would match existing and therefore respect the character of the property.

The rear infill extension is the combination of two extant permissions refs. 2015/1312/P and 2016/2251/P. An assessment has already been carried out on the principle and design of the extension and given there has been no change to the policy context, it remains acceptable.

It is proposed to convert a large modern window on the rear extension to double glazed doors. The location on the building is not prominent in public or private views and given that the existing window is a contemporary addition anyway, the

alteration would not impact on the character or appearance of the building.

The amenity impact of the rear extension on adjoining residential occupiers has already been assessed under the two previous consents and remains acceptable.

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.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

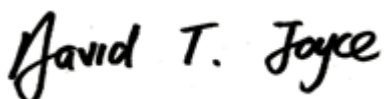
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 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).

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