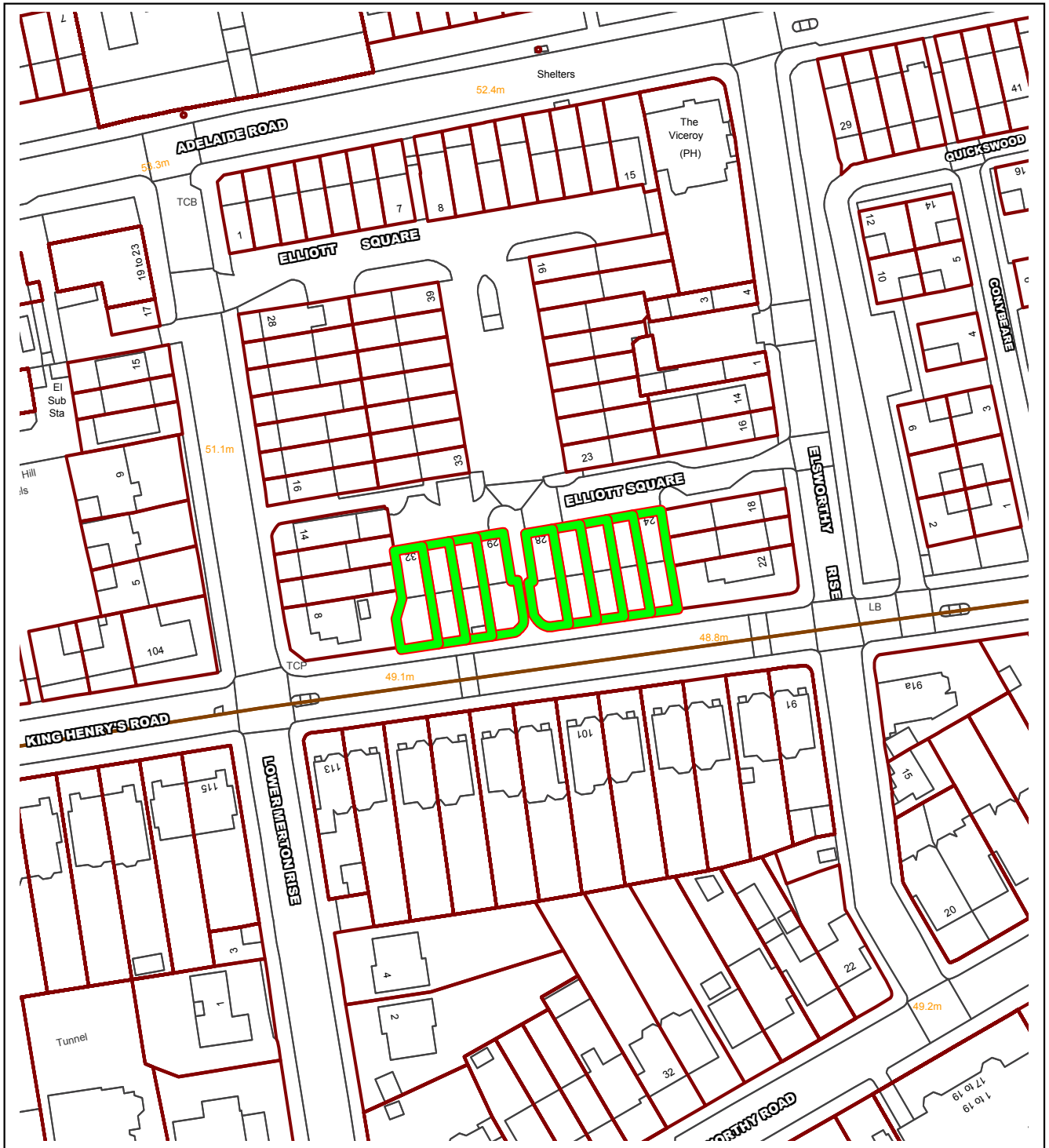


24-32 Elliott Square - 2017/4239/P



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Site photographs 24-32 Elliot Square



1. Aerial view of 24-32 Elliot Square with Elsworthy Conservation Area to the south



2. View of 24-32 Elliot Square from Elliot Square



3. View south (from within Elliot Square) towards 24-28 and 29-32 Elliot Square



4. View of 24-32 Elliot Square from King Henry's Road



5. View of houses on King Henry's road facing 24-32 Elliot Square



6. View of King Henry's Road looking west



7. Existing and proposed long section through Elliott Square showing relationship to larger houses on King Henry's Road



8. Proposed CGI (View of 24-32 Elliot Square from King Henry's Road)



View of front facade from Elliott Square (No 29-32 only)



View of front facade from Elliott Square (No 29-32 only)

9. Images of Model of 29-32 Elliot Square

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	20/09/2017
		N/A	Consultation Expiry Date:	15/11/2017
Officer			Application Number(s)	
David Peres Da Costa			2017/4239/P	
Application Address			Drawing Numbers	
24-32 Elliott Square London NW3 3SU			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a roof extension at 3rd floor to 9 terraced houses.				
Recommendation(s):		Grant conditional planning permission subject to s106 legal agreement		
Application Type:		Full planning permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	41	No. of objections	19
Summary of consultation responses:	<p>Four site notices were displayed from 27/09/2017 to 18/10/2017 and the application was advertised in the local paper on 28/09/2017 (expiring 19/10/2017).</p> <p>A further 2 sites notices were displayed on King Henry's Road from 25/10/2017 to 15/11/2017.</p> <p>22 letters of support were received from occupiers of 14, 22, and 26 Lower Merton Rise, 2 Lyttelton Close, 83, 89 and 99 Fellows Road, 32 Eton Avenue, 3 Hornby Close, 82 and 96 Hawtrey Road, 18, 26, 28, 32, and 39 Elliott Square and 25 Primrose Hill Road.</p> <p>19 objections were received from the occupiers of 33 Elliot Square, 97A, 99, 91, 93, 107, 103, 123, 139, 111, 93A, 129, 133 and 153 King Henry's Rd; 6a Steele's Road, 13 Elsworthy Road and Elsworthy Terrace. The objectors raised the following issues:</p> <p><u>Design</u></p> <ul style="list-style-type: none"> • Not in keeping; out of character; adds to the recent trend of unsightly property developments in the area, which are seriously compromising the character of the neighbourhood; severely impacts the atmosphere and look of the street; oversized, ugly, a carbuncle; there is a presumption against roof extensions being added to undeveloped terraces; fundamentally change the character of King Henry's Road; ruin the Chalcot Estate's special character; out of keeping with the architecture of the buildings themselves; ruin the original concept proposed by the original planning architects; the extensions need to be more discrete, shorter and less obvious; total failure to integrate the design of the additional floor with the lower floors. <p><i>Officer's comment: The proposed roof extensions would be architecturally sympathetic to the age and character of the terrace and would retain the overall integrity of the architectural composition. The guidance set out in CPG1 relates mainly to maintaining consistency and the proposed development would achieve this through the addition of roof extensions to all the properties in both of the adjacent terraces. For full details of the assessment of the design please refer to paragraphs 3.3 to 3.13.</i></p> <p><u>Impact on Conservation Area</u></p> <ul style="list-style-type: none"> • This houses are a few meters away from a beautiful conservation area that we want to keep intact; the view west along KHR is recorded as notable in the Elsworthy CA statement; The CAS states the rooflines "are relatively well-preserved" and the "sense of openness" is stressed; out of keeping with surrounding buildings that 					

are in the conservation area.

Officer's comments: Given the sympathetic design of the proposed roof extensions and the balancing effect on the additional height on King Henry's Road streetscape, the proposed development would not harm the character and appearance of the Elsworthy Road Conservation Area. For full details of the assessment of the impact on the Conservation Area please refer to paragraphs 3.14 to 3.20.

Amenity

- Overlooking of gardens of 33 Elliot Square
- Noise disruption and traffic from construction
- Impact on view and view of trees;
- Impact on light; for a north facing flat it will block the reflected sunlight that comes off the towers on Adelaide road; radically diminish the amount of natural light perceived by the raised ground floor and basement flats on the opposite side of King Henry's Road; My ground floor flat has only one window to the exterior and faces the houses in question – that is the only natural light I get in my flat so to have all the houses directly across the road add one additional story would have a dramatic impact on the amount of sunlight I get in the flat and would dramatically reduce my enjoyment of my home.
- Impact on privacy and overlooking of houses on King Henry's Road

Officer's comment: the development would not be harmful to neighbouring amenity in terms of daylight or increased overlooking, given the significant separation distances. The proposed development would not be overbearing or harm the outlook of occupiers looking from windows on King Henry's Road. It is noted, the specific view from a property is not protected as this is not a material planning consideration. Noise falls under environmental health legislation and an informative would be included drawing the applicant's attention to the hours of operation for building works. For full details of the assessment of the amenity please refer to paragraphs 3.21 to 3.28.

Other

- Overdevelopment of already substantial properties without increasing supply of homes; cannot see how a fourth storey is desperately needed
- Precedent will encourage other residents to build similar extensions which would destroy the look and feel of the area and increase house prices
- Create a loss of property value
- Would increase the number of residents and so result in increased parking issues
- Increased density would be harmful

Officer's comment: The proposed addition would be a subordinate addition to the terrace and would not be overdevelopment. Each case has to be decided on its merits. The impact on the value of the properties is not a material planning consideration. The proposed roof extension to the 9 single family dwelling houses would allow more living space for the occupiers and would not increase the number of residents disproportionately and would not harm local parking conditions.

<p>CAAC/Local groups* comments: *Please Specify</p>	<p>No comments were received from the Elsworthy CAAC</p> <p>Belsize CAAC We have no objection to the additional of an extra floor to these terrace houses. However, we would like to see a more integrated, sympathetic and organic design for this additional floor. One more in keeping with the original roof-scape as can be seen in the adjoining terraces in Adelaide Road.</p> <p><i>Officer's comment: please refer to the section on design in the report below.</i></p>

Site Description

The site comprises 9 terraces houses in two blocks of adjacent 3 storey terraces (24-28 and 29-32 Elliot Square) on the south side of Elliot Square. The gardens at the rear of the houses back on to King Henry's Road. The site is part of the Chalcots estate, a collection of nine individual estates or 'sectors' that were all constructed by Eton College, and are located between Fellows Road to the north, Primrose Hill Road to the east, King Henry's Road to the south and Winchester Road to the west. The estate was constructed in phases from the late 1960's through to the early 1980's, and comprises some 323 houses in total, both terraced and semi-detached, and of various heights.

While the site is not in a conservation area, the boundary of Elsworthy conservation area runs down the middle of King Henry's Road to the south of the site.

Relevant History

There is no relevant planning history for the application site.

Relevant planning history for other sites on the Chalcot's Estate

5 & 7 Lower Merton Rise

2008/4919/P: Erection of a second floor flat-roofed extension to each dwellinghouse. Granted 10/12/2008

11-15 Lower Merton Rise

2012/3711/P: Erection of third floor extensions to existing 3-storey terraced houses including balcony with associated balustrade to dwellings (Class C3). Granted 13/09/2012

83-93 Fellows Road

2013/2648/P: Erection of a roof extension across the entire terrace of houses from 83-93 Fellows Road (odd nos. incl.) Refused 09/07/2013

16-28 Lower Merton Rise

2014/7720/P: Erection of a roof extension to provide additional habitable accommodation on top of 7 terraced houses. Refused 09/03/2015 – Reason for refusal: *The proposed roof extension on the whole terrace, by reason of its location, height and bulk, would harm the character and appearance of the host building, surrounding blocks in the estate and the wider streetscape of the Chalcot Estate, contrary to policies CS14 (Promoting high quality places and conserving our heritage) London*

Borough of Camden Local Development Framework Core Strategy and DP24 (Securing high quality design) of the London Borough of Camden Local Development Framework Development Policies.

Relevant planning history for other properties in Camden

19-36 Fitzroy Road (Primrose Hill Conservation Area)

2009/5151/P: Additions and alterations to include the erection of mansard roof extensions to dwellings and flats at 19 to 29 Fitzroy Road and 26 to 36 Fitzroy Road (Class C3). Granted Subject to a Section 106 Legal Agreement 03/05/2011

Relevant policies

NPPF

The London Plan March 2016, consolidated with alterations since 2011

Draft Revised NPPF (published 5 March 2018)

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy D1 Design

Policy D2 Heritage

Policy T4 Sustainable movement of goods and materials

Camden Planning Guidance

CPG 1 Design (July 2015 updated March 2018)

Elsworthy Road Conservation Area statement

Assessment

1. Proposal

- 1.1. The application seeks approval for a roof extension to 9 houses arranged in two blocks of adjacent 3 storey terraces (24-28 and 29-32 Elliot Square). The height of the extensions would be 2.66m and would be set back behind the existing parapet by 1m at both the front and rear elevations. The roof extension includes a dormer window to the front and rear of each property, stepping forward to provide an articulated roof line. The vertical roof plane would be set back from the parapet by c.1m, and the dormers by c.0.4m. The rear dormers (facing King Henry's Road) would have glazed doors with a black-painted railing to provide a Juliet balcony.
- 1.2. Revision
- 1.3. Following officer's comments, the fenestration on the rear of the dormer was revised so that it would match the windows below.

2. Background

- 2.1. The Chalcots Architects Forum (CAF) has drawn up a design guide for the estate on behalf of Chalcots Estate Limited. This is the company owned and run by the residents with responsibility for the common parts of the estate. The design guide was formally agreed at the Elliott Square Residents Association AGM in April 2013 and now includes guidance on roof extensions. The applicant has advised that the form of the proposed roof extension (which is the subject of the current application) has been carefully designed so that it can be easily replicated by others on the estate so that the uniformity of the estate can be maintained where any other additions are considered appropriate.

3. Assessment

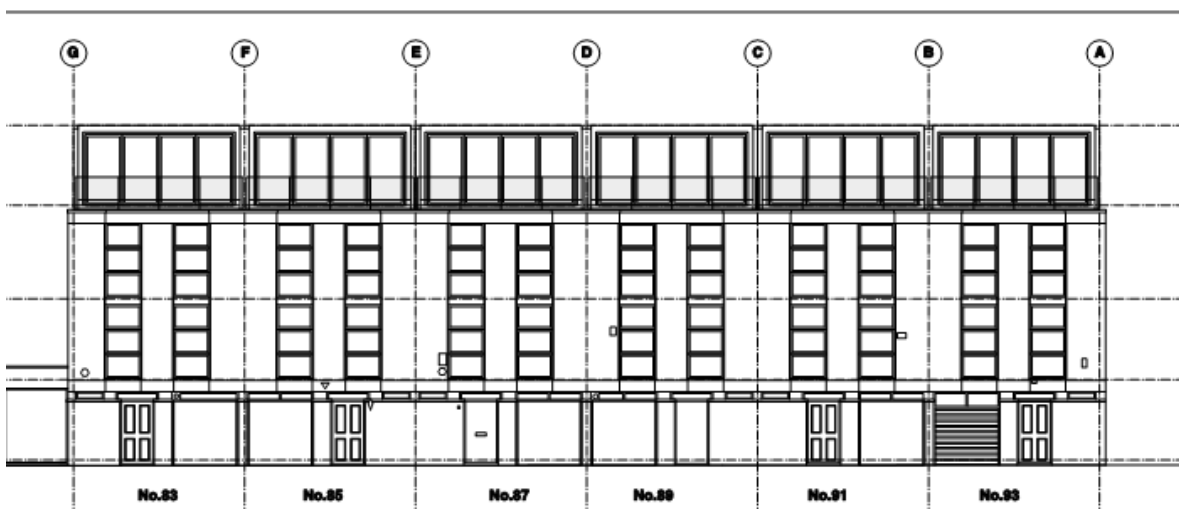
- 3.1. The draft revised NPPF (published 5 March 2018) includes a new section on 'making effective use of land' (section 11). This states that policies and decisions should *"support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers"*. As the revised NPPF is a draft document and is not adopted policy, it only has limited weight at this time.
- 3.2. The main issues are design and amenity
- 3.3. Design
- 3.4. Ideally, proposals for roof extensions for whole terrace blocks should be part of an estate wide strategy which sets out the broad principles for roof extensions across the estate and a consideration of the circumstances where roof extensions may or may not be appropriate. This view has been expressed in previous pre-application advice dated 21/2/14 and 17/11/15. It is considered that the impact from adding an extra storey (both visually and on neighbouring amenity) is likely to vary widely from location to location within the Estate. A detailed analysis of the specific circumstances of roof extensions in each location would therefore be recommended for the estate as whole. While no such estate-wide strategy exists as yet, it remains officer's view that this would be the best way to ensure the architectural integrity of the estate is retained. In the absence of such an estate wide strategy, the design of the proposed roof extensions will be assessed in terms of its impact on the existing townscape, and its ability

to be incorporated into any future strategy.

- 3.5. Officers are aware that the additional storey would have an impact on views within the estate and the context of the surrounding buildings. There is a consistent building height (3 storey) to the six blocks of terraces within Elliot Square as well as the adjoining properties on Lower Merton Rise and Elsworthy Rise. While there is a uniformity of building height, it is noted the immediately adjacent blocks on Elliot Square, Lower Merton Rise and Elsworthy Rise are all perpendicular to the subject properties. These properties face 'east-west' rather than 'north-south'. Given this layout, the additional roof height would have limited impact on the immediate setting within Elliot Square. The neighbouring blocks to the east (18-22 Elsworthy Rise) and west (8-14 Lower Merton Rise) would serve to book end the development being 3 storeys and with an 'east-west' orientation. The loss of uniformity in building height would therefore be considered acceptable in this instance.
- 3.6. The roof extensions would form a sympathetic addition to the existing buildings and streetscape. The proposed roof extensions would be architecturally sympathetic to the age and character of the terrace and would retain the overall integrity of the architectural composition. They would have a 'Mansard type' form and would be set back from the existing parapet at front and rear elevations. The dormer windows would step forward, providing an articulated building line and the set back of the dormers from the parapet would be 0.48m.
- 3.7. The extensions would read as an extension of the roof and the proposed set back would reduce their visual impact when viewed from street level. Whilst the roof form does not conform to the supplementary planning guidance on Mansard roofs, in that the angle of the lower slope is greater than 70 degrees, the form of the proposed extension is designed to complement the style and character of the host building. They would be clad in pre-weathered standing seam zinc which would complement the modern character of the building. The height of the extensions would ensure they are visually subservient to the buildings below, and would reduce the perception of bulk. The additional storey would sit comfortably within the prevailing scale of the overall Chalcots estate which varies between 2 and 4 storeys. It is noted that the properties on the northern edge of Quickswood are 3 storeys with an original fourth storey substantially set back at front and rear. Despite this substantial set back it is still evident (when viewed from within Quickswood) that these properties are higher than the neighbouring properties (11-37 Quickswood) due to the terrace balustrade on the front elevation. This demonstrates that variations of building height within the same part of the estate are part of the original character of the estate.
- 3.8. The roof extension would include dormer windows at front and rear. The front dormer would have two sets of windows to the front façade which would align with the windows below. When viewed from the street, the front dormers would emphasize the vertical rhythm of the existing terrace. The rear dormers would have glazed doors with Juliet balcony and like the front dormer would have a panel of zinc cladding separating the two glazed doors. Details of the roof extension (including the zinc cladding, windows, doors and railings) would be secured by condition to ensure the design details are acceptable.
- 3.9. CPG1 Design provides guidance on roof extensions and states a range of circumstances in which a roof addition is likely or is unlikely to be acceptable. The key aim of this guidance is to conserve the uniformity of, and consistency at roof level within, individual terraces and groups of buildings. It therefore follows that, in circumstances where a single new roof addition to an individual property was proposed, the application of this guidance would mean that a refusal is justified. However, in this case, where additions are proposed on every building in the terrace/group, the uniformity of the terraces and consistency at roof level within both the individual terraces and the group of buildings as a whole would be maintained. The guidance set out in CPG1 relates mainly to maintaining consistency and the proposed development

would achieve this through the addition of roof extensions to all the properties in the adjacent terraces. It is noted that the Council has previously granted planning permission for mansard roof extensions to 11 properties (19-36 Fitzroy Road) in two adjacent blocks in the Primrose Hill Conservation Area (planning ref: 2009/5151/P).

- 3.10. The planning history includes 83-93 Fellows Road (planning ref: 2013/2648/P) where planning permission was refused for roof extensions to a group of 6 houses on the Chalcots Estate. The reason for refusal was that the proposed roof extension would appear as an incongruous and unduly prominent addition which would detract from the character and appearance of the host building, street scene, Chalcot Estate, and the adjacent conservation area. The application involved roof extensions which were described in the officers assessment as
- 3.11. *“..introducing an additional floor that, due to its predominant level of glazing, would fail to match the detailed design of the existing buildings. The subject property is in a highly prominent location within the public realm, and it is considered that a roof extension of this design and extent of glazing would introduce an unsympathetic and incongruous addition, which would unbalance the architectural composition shared with the neighbouring groups of terraced dwellings. In addition to the larger surrounding area, the proposed development would therefore also fail to appear subordinate to the host dwellings.”*
- 3.12. The style of the extensions refused at 83-93 Fellows Road bore no relationship to the architectural character of the houses with an incongruous horizontal band of windows above the vertical bands of windows on the lower floors.



Above: Front elevation for refused application at 83-93 Fellows Road – ref: 2013/2648/P)

- 3.13. In the current application, the design responds to the modelling and fenestration of the existing façades, and so would be sympathetic to the host properties.



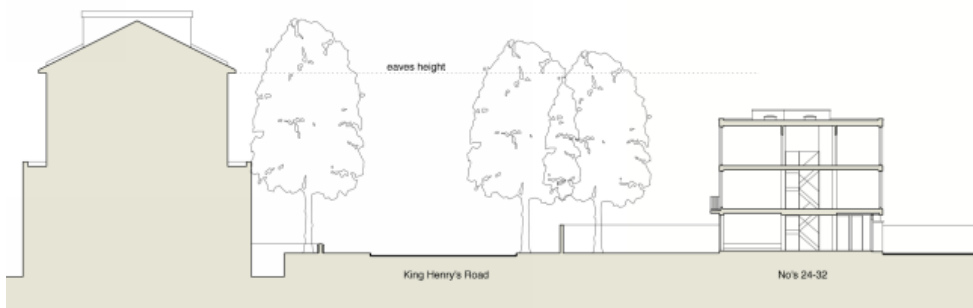
Above: Front elevation for current application

- 3.14. The planning history also includes 16-28 Lower Merton Rise (planning ref: 2014/7720/P) where planning permission was refused for roof extensions to a terrace of 7 houses on the Chalcots Estate. This site differs from the current site in that there were two blocks of terraces immediately adjacent to each other (8-14 and 16-28 Lower Merton Rise) but the application sought only to extend the block to the north. It is noted that the majority of the objections (9 out of 11) were from residents of the Chalcots estate including occupiers of 16-28 Lower Merton Rise as well as the neighbouring block referred to above. The development of this terrace in isolation was deemed inappropriate and would have had a detrimental impact on the estate as a whole. In the current application, the proposals relate to an entire, visually separate terrace, and would result in a balanced composition in relation to their adjacent terraces on the estate, and so would not have an adverse effect on the skyline or surrounding street scene. It is noted that only one of the objections is from a resident of the Chalcots estate (33 Elliot Square) and that there has been overwhelming support from the residents of this estate.
- 3.15. A key part of any future estate-wide strategy would be to identify groups of buildings where it would be appropriate to bring forward roof extensions at the same time. In this case, the group of buildings identified is appropriate for the reasons already outlined. However, in other areas of the estate it may be necessary for larger or smaller groups to be brought forward at the same time, to ensure overall composition of streetscape in and around the estate. A legal obligation is recommended to ensure that this group of extensions would be constructed and completed at the same time.
- 3.16. The emerging draft NPPF also offers qualified support for roof extensions as it states that decisions should support opportunities to use the airspace above existing residential and commercial premises for new homes. While the proposal would not provide a new home, it is noted that the effective use of land is a key element of the draft NPPF.
- 3.17. **Impact on Conservation Area**
- 3.18. The site backs onto King Henry's Road (the street forming the northern boundary of the conservation area) and the existing blocks of terraces (24-28 and 29-32 Elliot Square) have a direct relationship with the row of semi-detached three-storey Victorian villas plus lower ground floor on the south side of the street in the Elsworthy conservation area (91-113 King Henry's Road).

3.19. The streetscape for the estate was, until the 1960s, made up entirely of large Victorian houses, which still surround the site on King Henry's Road and Fellows Road. These gave a grand suburban scale to the area. Historic ordnance survey maps show that the villas on the south side of King's Henry's Road were originally mirrored by villas on the north side of the street.

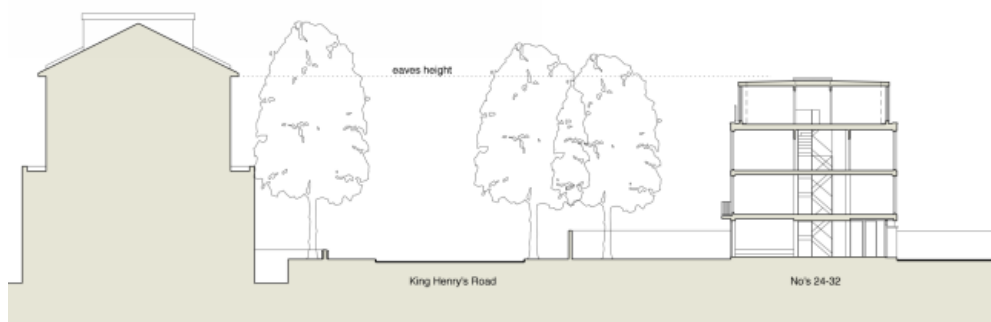


3.20. This relationship was changed following the development of the Chalcot estate in the 1970s and this development established a different relationship between the north and south sides of the street (outside and inside the conservation area), where the two and three storey 20th century houses in Elliott Square and other streets in the Chalcots Estate are of a noticeably subservient scale and height to the 19th century buildings in the conservation area.



Long Section - Existing

3.21. The increase in height, bulk and scale of the two terraces will affect the relationship between these terraces and the large houses in the conservation area on the opposite side of King Henry's Road. The proposal will also affect views out of the estate, with the conservation area as a backdrop to the south, as well as affecting the comparatively open views of the conservation area looking north from within the conservation area. However given that the roof extensions would remain below the eaves height of the villas on King Henry's Road the relationship of subservience would be retained.



Long Section - Proposed

- 3.22. The existing blocks of terraces (24-28 and 29-32 Elliot Square) are set back from King Henry's Road and are both screened and softened by gardens and trees, thereby reducing the impact of the extensions on the streetscape. This is particularly true of 29-32 Elliot Square. It is also acknowledged that the existing terrace appears somewhat squat in comparison to the nearby Victorian semi-detached villas. By adding height to the existing terrace, the extensions would help to create a better balance with the much larger scale of the Victorian buildings opposite. As the height of the roof extensions would still be lower than the villas on King Henry's Road the extended terrace would remain subordinate to these properties (the roof of the proposed extension would be at or around eaves level of the King Henry's Road buildings). Given the sympathetic design of the proposed roof extensions and the balancing effect on the additional height on King Henry's Road streetscape, the proposed development would preserve the character and appearance of the Elsworthy Road Conservation Area.
- 3.23. To ensure the roof extensions were completed as a single operation (rather than as piecemeal development over a period of time), an obligation would be included in a legal agreement requiring the development to be constructed as a single contract.
- 3.24. Amenity
- 3.25. The proposed dormer windows do not face front or rear windows of any other houses in Elliott Square, so no potential overlooking issues would occur as a result of these extensions. The rear dormer windows face the houses on King Henry's Road. However these windows are approximately 30m away, and so the impact on privacy would be no greater than already exists.
- 3.26. The applicant has submitted a daylight and sunlight study which examines the impact of the roof extensions on the two most affected properties 18 Elsworthy Rise (to the east) and 10 Lower Merton Rise (to the west). The study examines the vertical sky component (VSC). For 18 Elsworthy Rise the effect of the roof extension is to reduce the available daylight to the ground floor window from 30.5% to 29%. The BRE states that if the VSC is greater than 27% then enough skylight should still be reaching this window. The effect on this property in terms of daylight would therefore be acceptable.
- 3.27. The assessment also examines the impact on the rear ground floor windows of 10 Lower Merton Rise. The proposed development would reduce the available daylight from 22.5% to 20% for this window. The BRE states if the reduction is less than 0.8 times (20%) its former value then the reduction in daylight will not be noticeable. As the reduction is 11%, the loss of daylight would fall within BRE guidelines.
- 3.28. The front elevation of the properties on the south side of King Henry's Road would be approximately 30m away from the proposed extension. Given the limited impact on the

nearest affected properties (10 Lower Merton Rise is approximately 6m away from the proposed development site), the impact on the daylight of properties on the south side of King Henry's Road is considered to be acceptable.

- 3.29. There would be a 1% reduction on annual probable sunlight hours (APSH) on the living room windows of 18 Elsworthy Road, and 44% APSH would still be retained. This is therefore well within the BRE guidelines for acceptable APSH. The impact on APSH is not relevant for No 10 Lower Merton Rise, as its living room windows are orientated beyond 90 degrees from south therefore the BRE calculations for Sunlight are not applicable.
- 3.30. The Juliet balconies to the rear elevations do not project beyond the building line and therefore would not allow any additional overlooking of neighbouring gardens.
- 3.31. The occupier of 33 Elliot Square has raised a concern that there would be increased overlooking of their garden. This garden is approximately 15m away from the subject site and is already overlooked by first and second floor windows on the front elevation of 23 Elliot Square. The additional overlooking from the proposed 3rd floor dormer window would not be considered harmful given the distances involved and the windows which already face towards this garden.
- 3.32. **Transport**
- 3.33. The proposed construction of the roof extensions is likely to produce a significant level of vehicle movements. The level of works are also likely to cause noise, dust and vibration that could affect the amenity of local residents if not carefully managed. High Speed 2 will also be operating in the area soon and will have a major impact on Adelaide Rd (to the north of the site), which will be the main route in for this development and it will be important to coordinate these works. Transport for London will also be implementing major redevelopment works around Swiss Cottage tube and coordination with these works would need to be ensured.
- 3.34. The Council will therefore require a construction management plan (CMP). This will need to be secured as a legal obligation and a CMP monitoring fee of £3,136 will also need to be secured. Financial costs cannot be secured as a condition.

4. Conclusion

- 4.1. Officers consider that an estate wide strategy would be the best way to ensure the architectural integrity of the estate is retained. Such a strategy would set out principles to guide where extensions may or may not be acceptable and what buildings would need to be grouped in order to be for proposals to be brought forward.
- 4.2. Notwithstanding the lack of an estate wide strategy, the design of the roof extensions is considered to have an acceptable impact on the surrounding townscape in this specific location. Given the layout of the terraces within Elliot Square, the additional roof height would have limited impact on the immediate setting. The neighbouring blocks to the east (18-22 Elsworthy Rise) and west (8-14 Lower Merton Rise) would serve to book end the development being 3 storeys and with an 'east-west' orientation. The loss of uniformity in building height would therefore be considered acceptable in this particular instance. The design of the roof extensions and the group of buildings affected could fit within any forthcoming strategy and so would not undermine this as a future approach.
- 4.3. Given the sympathetic design of the proposed roof extensions and the balancing effect on the additional height on King Henry's Road streetscape, the proposed development would not harm the character and appearance of the Elsworthy Road Conservation Area.

- 4.4. To ensure the roof extensions were completed as a single operation (rather than as piecemeal development over a period of time), a legal obligation would be included requiring the development to be constructed as a single contract, evidence of which would be required prior to commencement of any work.
- 4.5. Grant conditional planning permission subject to a s106 legal agreement with the following heads of terms:
- Single contract for all roof extensions
 - CMP and monitoring fee £3,136

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 29th May 2018, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Burd Haward Architects
United House
United House
North Road
London
N7 9DP

Application Ref: **2017/4239/P**

24 May 2018

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
24-32 Elliott Square
London
NW3 3SU

Proposal:

Erection of a roof extension at 3rd floor to 9 terraced houses.

Drawing Nos: Design & Access Statement prepared by davies architecture ltd dated June 2017; Site location plan (1694_P01); 1694_P02_A; 1694_P03_B; 1694_P04; 1694_P05_A; 1694_P06; Daylight and sunlight study (1694_P08); Storey Height Diagram (1694_P10).

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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 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: Design & Access Statement prepared by davies architecture ltd dated June 2017; Site location plan (1694_P01); 1694_P02_A; 1694_P03_B; 1694_P04; 1694_P05_A; 1694_P06; Daylight and sunlight study (1694_P08); Storey Height Diagram (1694_P10).

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;

- b) Manufacturer's specification details of all facing materials including railings to Juliet balconies (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site for the full duration of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 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 Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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.

Yours faithfully

DECISION

Supporting Communities Directorate