

Application ref: 2018/1778/P  
Contact: Emily Whittredge  
Tel: 020 7974 2362  
Date: 20 June 2018

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

Mr Fraser Murray  
Flat 3, 12 Estelle Road  
London  
NW3 2JY

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat 3**  
**12 Estelle Road**  
**London**  
**NW3 2JY**

Proposal:

External alterations including installation of front roof light, replacement of rear dormer windows, and replacement of second floor windows to front and rear with double glazed timber sash windows.

Drawing Nos: EE.01 rev 2, EE.02 rev 2, EE.03 rev 2, EE.04 rev 2, EE.05 rev 2, OS Site Location Plan.

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: EE.01 rev 2, EE.02 rev 2, EE.03 rev 2, EE.04 rev 2, EE.05 rev 2, OS Site Location Plan.

Reason:

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

- 4 The windows to the north west (flank) elevation at second floor level shall be obscure glazed and non-opening below a height of 1.7m from finished floor level. The windows shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

- 5 The new roof lights hereby approved shall be conservation type and installed flush with the existing roof slope.

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 application relates to the windows at second floor and roof levels of an end of terrace property, which is located on the east site of Estelle Road within the Mansfield Conservation Area. The existing windows on the building are a mix of single glazed timber sash and casements, and metal framed units.

The existing sash windows are the same general design as the on rest of the terrace, but appear to be non-original. The replacement windows to the front would replicate the design and detail of the existing sash windows in double glazed units, incorporating the characteristic sash horns. The building's 1-over-1 windows have large individual pane sizes, and in this instance the use of well-detailed double glazed units will not significantly impact the appearance of the windows or the host building, in accordance with para. 4.7 of Camden Planning Guidance 1. Similar works were granted permission at no. 19 under planning ref. 2016/6145/P.

The replacement of the existing timber and metal casement windows to the rear with timber sash windows would both preserve and enhance the character and

appearance of the host building and the conservation area. The new windows will be in the same style and proportions as those on the original building, and would be sympathetic in appearance.

The flue to the front roof slope to serve as an extractor fan outlet would be small and low on the roof slope, and would not have an adverse impact on the building or the street scene. The new and replacement roof lights to the front roof slope would not be out of keeping with the character of Estelle Road, in which most properties feature two roof lights or a dormer to the front.

Planning conditions will be added to secure obscure glazing to the new flank window to protect the privacy of adjoining occupiers, and to ensure that the roof lights are conservation type 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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

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 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 T. Joyce*

David Joyce  
Director of Regeneration and Planning