

Application ref: 2018/3500/P  
Contact: Obote Hope  
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Date: 16 November 2018

**Development Management**  
Regeneration and Planning  
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Mr & Mrs Luigi Lavecchia  
16, Elsworthy Rise  
London  
NW3 3SH

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**16 Elsworthy Rise  
London  
NW3 3SH**

Proposal:

Erection of single storey ground floor rear extension, replacement of front garage door with window and ancillary external alterations to the front/rear elevations.

Drawing Nos: 226\_DA\_180707; 226\_G\_002 REVA; 226\_G\_010 REVG; 226\_G\_011 REVC; 226\_G\_012 REVA; 226\_G\_014 REVA; 226\_G\_015 REVA; 226\_G\_016 REVA; 226\_G\_017 REVA; 226\_G\_020 REVC; 226\_G\_021 REVB; 226\_G\_022 REVB; 226\_G\_024 REVA; 226\_G\_025 REVA; 226\_G\_026 REVA; 226\_G\_027 REVA; 226-V\_120 REVA, 226-V\_121 REVA, 226-V\_125 REVA, 226-V\_126 REVA and OS Sitemap (02724000).

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 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 226\_DA\_180707; 226\_G\_002 REVA; 226\_G\_010 REVG; 226\_G\_011 REVC; 226\_G\_012 REVA; 226\_G\_014 REVA; 226\_G\_015 REVA; 226\_G\_016 REVA; 226\_G\_017 REVA; 226\_G\_020 REVC; 226\_G\_021 REVB; 226\_G\_022 REVB; 226\_G\_024 REVA; 226\_G\_025 REVA; 226\_G\_026 REVA; 226\_G\_027 REVA; 226-V\_120 REVA, 226-V\_121 REVA, 226-V\_125 REVA, 226-V\_126 REVA and OS Sitemap (02724000).

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought for the erection of a single storey full width rear extension at ground floor level and replacement of the existing garage door with new window to the front elevation. The host building is located within the Chalcott Estate and the proposed works would not detract from the prevailing pattern of development within the area. The extension would measure approximately 2.4m in height x 3.1m in depth x 4.9m in width and considered to be proportionate addition to the main dwelling. The rear extension would retain more than half of the existing rear garden. Thus, the proposal would not have a visual impact nor would the rear addition detract from the character and setting of neighbouring buildings. The materials are sympathetic to the host building including the windows which would replicate the design of the existing and the position of the extension at the rear of the site means the development would not be visible from the public realm.

The large glazed window would replace the existing garage door and the fenestration treatment and given that the same works were granted on two separate occasions in 2011(2011/4308/P) and 2014 (2014/7973/P) no objection is raised in this regard. There have also been precedence set with similar permissions being granted in the past few years in the Chalcott Estate including 2 Elliott Square (2014/5523), 86 Hawtrey Road (2014/1872/P) and 13 Lower Merton Rise (2013/2206/P).

A red plum tree is located 2.5m away from the proposed extension outside the site boundary to the south. Trees are only protected if they are in a conservation area or they are subject to a Tree Preservation Order (TPO). The site does not lie within a conservation area and the plum tree is not subject to a

TPO therefore its removal does not require any consent. In any case the proposal does not include the removal of the tree and the construction of the extension would be unlikely to harm it.

The immediate neighbouring property, 14 Elsworthy Rise, has an existing outbuilding which although lower in height would abut with the proposed extension on the shared boundary. Due to the presence of this existing outbuilding the proposed extension is not considered to result in any additional loss of sunlight, daylight or outlook to this neighbour. The modest height and depth of the extension limits any impact on outlook and daylight and given there are only windows in the rear elevation of the extension. There are no concerns regarding privacy or overlooking.

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. The property was previously granted planning permission for a single storey rear extension and replacement of garage door with window in 2011(2011/4308/P) and 2014 (2014/7973/P) which have both expired.

As such, the proposed development is in general accordance with policies A1 and D1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016 and the National Planning Policy Framework 2018.

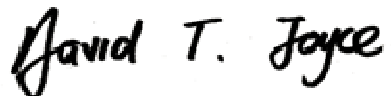
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning