

Application ref: 2019/2507/P
Contact: Mark Chan
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Date: 11 July 2019

Development Management
Regeneration and Planning
London Borough of Camden
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DF_DC architects
42 Theobalds Rd
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WC1X 8NW

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
25 Elliott Square
London
NW3 3SU

Proposal: Erection of a ground floor rear extension and replacement of first floor rear windows.

Drawing Nos: 001 P1, 002 P1, 251 P1 (Existing), 251 P1 (Proposed), 100 P1 (Existing), 100 P1 (Proposed), 101 P1 (Existing), 101 P1 (Proposed), 201 P1 (Existing), 201 P1 (Proposed) and Design and Access Statement

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:

Drawing Nos: 001 P1, 002 P1, 251 P1 (Existing), 251 P1 (Proposed), 100 P1 (Existing), 100 P1 (Proposed), 101 P1 (Existing), 101 P1 (Proposed), 201 P1 (Existing), 201 P1 (Proposed) and Design and Access Statement (Received on 14/05/2019)

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

- 4 The roof of the extension hereby permitted shall not be used as a roof terrace/balcony without prior consent in writing from the Local Planning Authority.

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

Informative(s):

- 1 Reasons for granting permission:

The application property is a three-storey mid-terrace dwellinghouse. It is not within a conservation area nor contains or in the vicinity of a Listed Building. The proposed single storey rear extension would be 3m high x 3m deep from the original rear elevation of the host dwelling. It would have a flat roof, a new rooflight and triple sliding aluminium windows which give access to the rear garden. It is considered that the proposed extension represents a subordinate addition to the host building and would respect the original design and proportions of the host dwelling, including its architectural period and style. Furthermore, it is noted that adjacent property No. 26 as well as a few other properties in the nearby area have similar extension. Whilst the extension would be visible from neighbouring properties, it is only 1m above the existing boundary fence. Similarly, whilst the extension could be observed from King Henry's Road, it is shielded by an existing rear boundary wall and plenty of trees. Thus, the extension would not result in undue harm to the character or appearance of the property and the wider area.

The applicant has also proposed to replace existing rear windows on the first floor with white Aluminium framed windows. Whilst the design of the replacement windows are different from the existing ones, it is observed that the windows across the row of terrace all vary slightly. Furthermore, the design of the new windows would better match the existing fenestration. Therefore, they are considered to be acceptable in terms of design and would not result in undue harm to the character or appearance of the property and the wider area.

It is not considered that the proposed development would cause undue harm to the residential amenities of nearby and neighbouring properties by way of

visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration. The rear extension is subordinate in size and similar extension already exists at adjacent property. A condition is added to ensure that the flat roof of the extension is not used as a roof terrace in order to prevent loss of privacy for adjoining occupiers.

No objections have been raised in relation to the works. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 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 All works should be conducted in accordance with the Camden Minimum Requirements – a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

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 2019.

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, appearing to read 'DPope', is centered on the page.

Daniel Pope
Chief Planning Officer