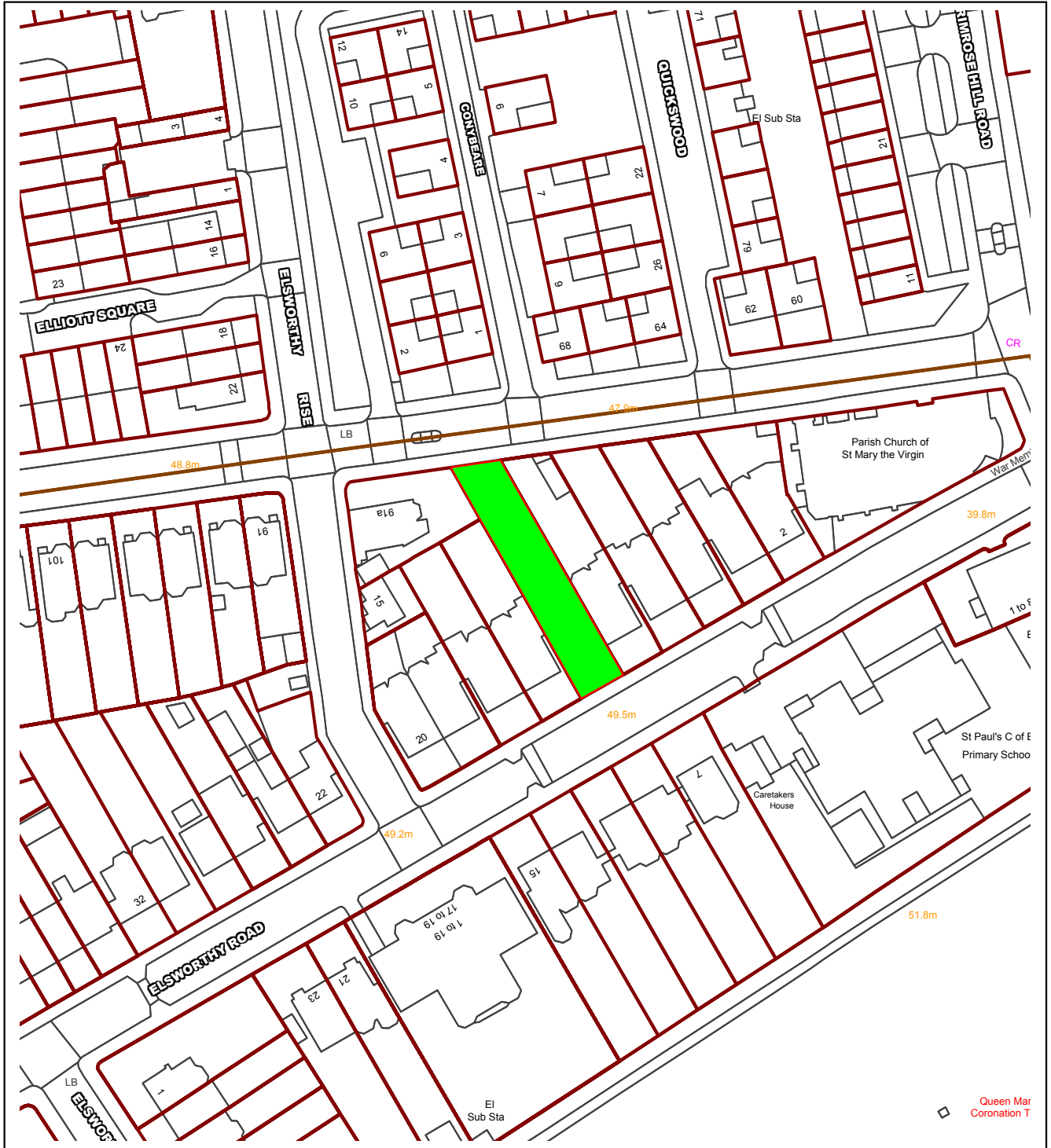
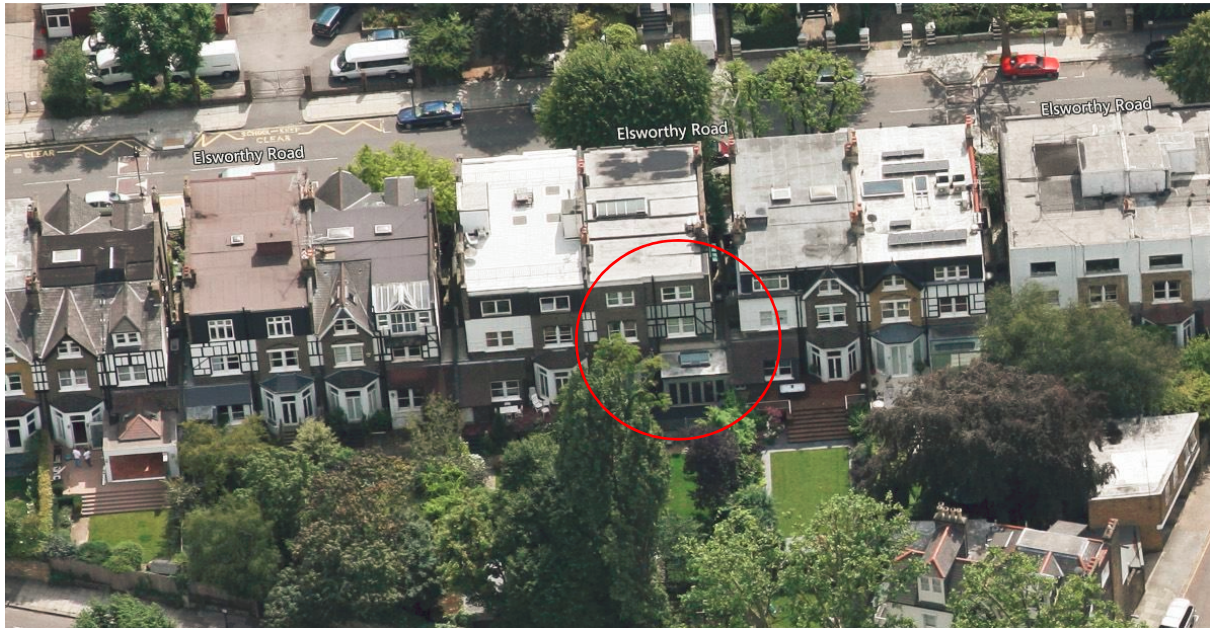


2019/3090/P – 12 Elsworthy Road, NW3 3DJ



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PHOTOGRAPHS



Photos 1 + 2 – Aerial views



Photo 3 – Rear elevation (previous extension as shown in above aerial images recently demolished)



Photo 4 – Location of previous rear extension



Photo 5 – Visualisation of proposed rear extension



Photo 6 – Visualisation from rear garden of proposed rear extension

Delegated Report		Analysis sheet	Expiry Date:	12/08/2019
(Members' Briefing)		N/A	Consultation Expiry Date:	03/08/2019
Officer			Application Number(s)	
Kristina Smith			2019/3090/P	
Application Address			Drawing Numbers	
12 Elsworthy Road London NW3 3DJ			Refer to Draft Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a single storey rear extension on existing raised terrace				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Householder			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	01	No. of objections	00
Summary of consultation responses:	<p><u>Publicity</u></p> <ul style="list-style-type: none"> • A site notice was displayed from 10/07/2019 until 03/08/2019 • A press advert was displayed from 01/07/2019 until 25/07/2019 <p>One comment was received from a neighbour at 14 Elsworthy Road to inform that they had no objection to the plans.</p>			
Elsworthy Residents Association comments:	<p><u>Elsworthy Residents Association objected on the following grounds:</u></p> <ul style="list-style-type: none"> • Red line is wrong in Design & Access statement – if this is wrong could be further inaccuracies <p><i>Officer response: a revised Design & Access statement has been submitted that addresses this error</i></p> <ul style="list-style-type: none"> • Proposed extension is of substantial bulk • Proposal extends further into the garden than desirable <p><i>Officer response: refer to Design section of report</i></p> <ul style="list-style-type: none"> • None of the drawings show the relationship and therefore the effect of the extension on the neighbouring properties. <p><i>Officer response: refer to Amenity section of report</i></p>			

Site Description

The application site is located on the eastern side of Elsworthy Road between the junctions of Elsworthy Rise and Primrose Hill Road. It comprises a three storey single dwelling house and is built in a part 'Tudor' style with sections of half-timbered elevations with black timber structure infilled with white render. The property belongs to a wider building group of ten properties (no's 2-20) all built in a similar style.

The rear garden comprises a raised terrace area with steps leading down to a lawned area. The terrace area previously accommodated a rear conservatory that has since been demolished.

It is located in Elsworthy Conservation Area and is identified as a positive contributor to the conservation area.

Relevant History

Application site

2004/1535/P - The erection of a single storey rear extension to provide additional habitable accommodation for a single family dwelling house, plus addition of a rear garden raised terrace. **Granted 10/06/2004**

2012/4744/P - Enlargement of existing cellar to create a new basement storey, including creation of a front lightwell and a sunken courtyard to the rear, extension to existing rear raised terrace and erection of a conservatory at rear ground floor level (following removal of the existing conservatory), all in connection with existing single family dwellinghouse (Class C3). **Granted Subject to a Section 106 Legal Agreement 20/08/2013**

PWX0203109 - The change of use from three self-contained flats to a single-family dwelling house together with the erection of a conservatory at rear ground floor level - **Granted 23/01/2003**

Neighbouring sites

4 Elsworthy Road

2007/3136/P - Erection of single-storey extension at rear ground floor level in connection with existing ground floor level flat. **Granted 26/09/2007**

8 Elsworthy Road

2011/3214/P - Enlargement of existing cellar basement to include front and rear lightwells, erection of rear ground floor level extension, remodelling of roof at rear including removal of rear second floor level balcony and enlargement to form a mansard style roof, external alterations to front, rear and side windows, and erection of replacement single storey outbuilding in rear garden all in connection with existing single-family dwellinghouse (Class C3). **Granted 14/12/2011**

10 Elsworthy Road

2018/0423/P - Erection of single storey ground floor rear and side extensions; Excavation of basement extension including formation of front and rear lightwells; Erection of front garden bin and cycle store. **Granted Subject to a Section 106 Legal Agreement 02/08/2019**

16 Elsworthy Road

2006/1214/P - Change of use and works of conversion to create a single dwelling house from 2 self-contained units, including excavations to create a new basement under the entire house and erect a basement and ground floor rear extension with raised terrace and other elevational alterations. **Granted 15/05/2006**

Relevant policies

National Planning Policy Framework (2019)

The London Plan (2016)

Draft London Plan 2018

Camden Local Plan (2017)

A1 - Managing the impact of development

D1 - Design

D2 – Heritage

Camden Planning Guidance

CPG Design 2019

CPG Altering and extending your home 2019

CPG Amenity 2018

Elsworthy conservation area appraisal and management strategy (CAAMS) (2009)

Assessment

1. Proposal

1.1. The applicant seeks planning permission for the following works:

- Erection of black stained larch clad single storey rear extension measuring 3.28m (h) x 4.4m (w) x 5m (d) with projecting window to rear and glazed doors to side elevations;
- Hard and soft rear landscaping works

2. Assessment

2.1. The planning considerations material to the determination of this application are as follows:

- Design and heritage
- Amenity of neighbouring occupiers

Design and heritage

2.2. The Council's design policies are aimed at achieving the highest standard of design in all developments. Policy D1 states that all development should consider the character, setting, context and the form and scale of neighbouring buildings whilst Policy D2 on Heritage states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

2.3. CPG 'Altering and extending your home' and the Elsworthy CAAMS provide more specific information on rear extensions and share the view that extensions should be subordinate to the host building, of high quality, sensitive design, and not detract from its character by becoming

over-dominant.

- 2.4. The rear extension would be situated on the existing raised terrace and would be situated away from the rear bay, a feature common to the wider building group, and would therefore not impact on how this is appreciated. Those properties that have not extended in more recent times appear to have a structure of identical form and design adjacent to the bay feature which has an 'L-shaped form' with a sloping roof across half its width. This means that the area of the building adjacent to the bay is not unaltered for any property in the wider building group. Several properties, including no's 4, 8, 10 (adjoining) and 16 Elsworthy Road have extended relatively recently with extensions of varying scales and comparable with what is proposed. The proposed works would therefore not be out of character with the pattern of rear development. Furthermore, there has previously been an extension (granted under ref. 2004/1535/P and recently demolished) at the application site that measured 2.8m (h) x 4.5m (w) x 2.8m (d).
- 2.5. Though an increase in depth compared to the pre-existing extension, it is considered the structure would maintain a subordinate relationship with the host property. The depth of the extension would be approximately a third of that of the main building and would be appropriate in height too in the context of the three storey host building.
- 2.6. The extension would be clad in stained black larch which picks up on the use of black timber elsewhere on the building. The oriel window (2.3m (h) x 3m (w) x 0.67m (d)) would be a contemporary feature that is balanced appropriately with the solidity of the rest of the extension. At this non-prominent level, a more contemporary and distinct character is considered acceptable.
- 2.7. The extension would include a green roof which would soften it in views from windows above, contribute to sustainable drainage and improve the biodiversity of the site. A condition to receive full details prior to commencement of works will be attached to ensure adequate substrate depth and longevity.
- 2.8. It is possible that in certain views from King Henry's Road which runs perpendicular to the rear gardens, the top of the extension may be visible; however it is not considered to be harmful to these views given the high quality design and extensions of a comparable scale on nearby properties.
- 2.9. The extension would not lead to the loss of any garden space as it would be constructed on a raised terrace area would be landscaped to improve its relationship with the garden and comprise stone steps with timber clad planters along the edges. This is considered to be an improvement on the existing situation which consists of flimsier timber stair and balustrading and is less well integrated.
- 2.10. 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. Officers are of the opinion that the proposal would preserve the character and appearance of this part of the Elsworthy Conservation Area.

Amenity of neighbouring occupiers

- 2.11. The rear extension would be approx. 0.8m higher than the pre-existing extension; however, there is an existing side parapet wall between the extension and the neighbour at no. that would remain of the same height. This wall would be extended at a height of 3.6m by an additional 2.6m into the garden; however, it is not expected that this additional depth would have an adverse impact on no. 14. This is partly due to the fact that the neighbour has retained the aforementioned

sloping roof structure that comprises a small high level window only that does not appear to serve a habitable room. The property is also a single dwelling and therefore benefits from many windows that would continue to benefit from good levels of light and outlook.

2.12. A condition to prevent the flat roof from being used as a terrace shall be attached to prevent opportunities for overlooking of no.14.

3. Recommendation

3.1 Grant Conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 12th August 2019, 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'.

Application ref: 2019/3090/P
Contact: Kristina Smith
Tel: 020 7974 4986
Date: 5 August 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Lichfields
14 Regent's Wharf
All Saints Street
London
N1 9RL

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Elsworthy Road
London
NW3 3DJ

DECISION

Proposal:
Erection of a single storey rear extension
Drawing Nos: P-001; P-002; P-010; P-011; P-020; P-040; P-041; P-050; P-110; P-120;
P-152; P-151; P-156; P-157; Design & Access statement prepared (dated June 2019)

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: P-001; P-002; P-010; P-011; P-020; P-040; P-041; P-050; P-110; P-120; P-152; P-151; P-156; P-157; Design & Access statement prepared (dated June 2019)

Reason:

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

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used [for large areas of green roof add in : and showing a variation of substrate depth with peaks and troughs]
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the rear extension hereby approved shall not be used as a terrace or sitting out area.

Reason: In order to protect the amenities of neighbouring premises in accordance with the requirements of policies A1, D1 and D2 of the 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 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.
- 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.

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

Director of Regeneration and Planning