

Application ref: 2019/2169/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 27 September 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/planning

DDWH Architects
7 Lovers Walk
London
N31JH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

Flat A
1 Ellerdale Road
London
NW3 6BA

Proposal:

Replacement of all windows at lower and upper ground floors with double glazed timber framed windows, alterations to side elevations at lower ground level to include infill of two windows, replacement of window with door, installation of new door, and infill extension underneath existing structure to the rear, all to flat A (Class C3).

Drawing Nos: 217-100; 217-101; 217-101A; 217-105; 217-201A; 217-202; 217-203; 217-204A; 217-205a; 217-206; 217-207; 217-208; Design and access statement dated 18/04/2019; Email agent dated 29/05/2019; Engineers emails dated 21/08/2019 - 22/08/2019.

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 policies 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:

217-100; 217-101; 217-101A; 217-105; 217-201A; 217-202; 217-203; 217-204A; 217-205a; 217-206; 217-207; 217-208; Design and access statement dated 18/04/2019; Email agent dated 29/05/2019; Engineers emails dated 21/08/2019 - 22/08/2019.

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

Informative(s):

- 1 Reasons for granting permission:

The proposed extension would be positioned below an existing structure occupied by the kitchen for the application site, which was granted permission under application ref no. 29328 dated 07/12/1979. The proposal would involve removal of existing garden wall and soil located underneath the existing structure. The structure is independent of the adjacent neighbouring building and garden wall, and therefore the removal of the soil would not be considered to cause any harmful impact to the structural stability of the application site or neighbouring building.

The proposal would also include metal door from the new proposed extension into the rear patio area and replacement of existing windows into the extension from timber to metal. The window frames and openings would be retained as existing. Given that the extension is a later addition to the building and extend only at the lower ground and ground floor levels, the proposed metal doors and window frames are considered to preserve the current appearance of the building.

It is also proposed to replace the existing timber balustrade with metal railings to secure access from the rear garden to the existing structure. The proposed railings would preserve to the character and appearance of the host building and would therefore be acceptable.

Along the side of the main building it is proposed to block three windows and replace an existing door with a window. The windows are facing the access

way to the rear of the property and boundary wall with the neighbouring property. Their removal would not cause impact to the appearance of the building, nor would impact the internal layout of the building. The new window would be acceptable in this instance.

The proposal include replacement of timber sash windows to front elevation with double glazed timber sash windows like for like. This element of the proposal would preserve the character and appearance of the host building.

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.

Due to the nature, location and position of the proposed development, it is not considered that harmful impact would be caused to the neighbouring amenity in terms of loss of light, outlook, overlooking. In relation to the removal of the soil underneath the existing structure, confirmation from applicant's engineers and council's third party engineers were received to confirm the proposed removal of garden soil would not cause harmful impacts to the hydrology, hydrogeology and stability of host and neighbouring buildings.

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

As such, the proposed development is in general accordance with policies A1, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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.
- 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.

- 5 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)

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- 6 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.

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



Daniel Pope
Chief Planning Officer