

Application ref: 2019/4719/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 12 December 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

Martins Camisuli Architects
Unit1, 2a Oakford road
london
NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
25 Estelle Road
London
NW3 2JX

Proposal:

Erection of rear and side extension, demolition of conservatory extension

Drawing Nos: 198(02)_08_C, 198(02)_01_C, 198(02)_07, 198(02)_06, 198(02)_05_B,
198(02)_04, 198(02)_03_C, 198(02)_02_C, 198(02)_01, 198(02)_01, 198(02)_01,
198(01)_06_C, 198(01)_05, 198(01)_04_C, 198(01)_03, 198(01)_02

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 [198(02)_08_C, 198(02)_01_C, 198(02)_07, 198(02)_06, 198(02)_05_B, 198(02)_04, 198(02)_03_C, 198(02)_02_C, 198(02)_01, 198(02)_01, 198(02)_01, 198(01)_06_C, 198(01)_05, 198(01)_04_C, 198(01)_03, 198(01)_02]

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey side and rear extension would replace a conservatory and side extension to a similar height and depth. The existing conservatory extension is of low quality and its replacement with a higher quality extension would enhance the appearance of the building. The rear extension would extend the full width of the site up to each boundary, the side extension would retain a side passage of 11m in depth from the front elevation. The extension would be comprised of comprised of Ibstock Funton second stock brick and have aluminium door and windows, which would complement the host building. The depth of the proposal would respect the established form of rear development on Estelle Road, with a similar extension present at the adjoining building no. 23. The proposed extension is secondary to the existing building and would respect the style of the building. It is noted that the side extension would not be visible from Estelle Road due to the setback and height. The design is considered appropriate and would preserve the character and appearance of the host building and Mansfield Conservation Area.

The side extension would have a height of approximately 3.1m with a pitched roof falling to 2.7m on the boundary with no.27. The extension would rise 640mm over the boundary with no. 27 which is acceptable in amenity terms, particularly as the ground level at no.27 is higher than at the application site. The side extension would have the same depth as the existing. As a result there would be no further loss of light or outlook to the neighbouring property. The minor increase in width of the extension to the boundary with no.27 would not cause an unacceptable loss of light or outlook to this property. The depth of the rear extension would be the same as the existing and would not impact no. 23 Estelle Road.

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 [ERR] 2013.

One objection was received prior to the determination of this application, which

has been addressed in the consultation summary sheet. The planning history of the site and surrounding area were taken into account when coming to this decision.

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

- 2 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.
- 3 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).
- 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)

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer