

Application ref: 2020/0730/P  
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Date: 23 July 2020

**Development Management**  
Regeneration and Planning  
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Platform 5 Architects  
Unit 102  
94 Hanbury Street  
London  
E1 5JL  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**31 Estelle Road**  
**London**  
**NW3 2JX**

Proposal:

Demolition and rebuild of ground floor rear and side extension and alterations to rear boundary wall.

Drawing Nos: 001 rev P1, 002 rev P1, 010 rev P3, 011 rev P1, 020 rev P3, 030 rev P2, Design and Access Statement dated June 2020, 050 rev P2, 100 rev P6, 101 rev P4, 400 rev P4 and 500 rev P4

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:

Drawing Nos: 001 rev P1, 002 rev P1, 010 rev P3, 011 rev P1, 020 rev P3, 030 rev P2, Design and Access Statement dated June 2020, 050 rev P2, 100 rev P6, 101 rev P4, 400 rev P4 and 500 rev P4 (Last received 26/06/2020)

Reason:

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

Informative(s):

- 1 Reasons for granting planning permission:

The application site contains a ground floor flat in a three storey mid-terraced building. The site is located within the Mansfield Conservation Area but is not listed. The proposal includes the demolition and rebuild of the ground floor rear and side extension and alterations to rear/side boundary wall.

The existing extension would be demolished and replaced by the new ground floor side and rear extension. The footprint and height of the new extension would match the existing. The side extension would have a pitched dark grey metal roof with a double glazed rooflight, dark grey metal cladding and PPC Aluminium framed double sliding door and single door to access the rear garden. Due to its location to the rear, it would not be visible from the public realm. By virtue of its massing, position, material and design, the proposed extension is considered to be acceptable and would result in a subordinate addition to the host building. The proposals are not considered to adversely impact the character and appearance of the Conservation Area particularly given the presence of similar sized extensions to nearby properties such as No. 29 Estelle Road.

The proposals also include the installation of a gate on the existing side/rear boundary wall shared with No. 33 Estelle Road. The gate would be a single swing brick slip clad gate with London stock brick to match the existing boundary wall. The new gate would not be visible from the public realm and would not have an adverse impact on the character and appearance of the host building and wider Conservation Area.

Since the infill rear extension at No. 29 is built up to the boundary wall, the proposed extension is not considered to cause amenity concerns in terms of loss of light or outlook. Further, 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.

One comment was received and duly considered prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 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 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.
- 4 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  
Director of Economy, Regeneration and Investment