

Application ref: 2019/6370/P
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Date: 5 August 2020

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Regeneration and Planning
London Borough of Camden
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kasia whitfield design
90a Fellows Road
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NW3 3JG

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Elsworthy Rise
London
NW3 3SH

Proposal:
Erection of single-storey rear extension and rooftop box enclosure on main roof;
installation of side facing window at ground floor level; conversion of garage to habitable
floorspace including replacement of garage door with window.

Drawing Nos: 01; EX1; EX2; EX3; EX4; EX5; PP1 Rev B; PP2 Rev A; PP3 Rev C; PP4
Rev C; PP5 Rev C; PP6 Rev B; TPP 01; Sedum roof details; Sedum roof maintenance
details; Sedum roof section; Arboricultural Method Statement by David Archer dated
May 2020

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: 01; EX1; EX2; EX3; EX4; EX5; PP1 Rev B; PP2 Rev A; PP3 Rev C; PP4 Rev C; PP5 Rev C; PP6 Rev B; TPP 01; Sedum roof details; Sedum roof maintenance details; Sedum roof section; Arboricultural Method Statement by David Archer dated May 2020.

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

- 4 The flat roofed area of the extension shall not be used as a roof terrace, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent overlooking into the adjoining properties in accordance with policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission

Roof top box structures are a common feature of the surrounding flat rooftops and the overall size and height of the proposed enclosure is considered to represent an unobtrusive addition that would not cause harm to the original character and proportions of the existing three storey dwelling. Following officer advice, the height of the enclosure was reduced to 1m to replicate the height of equivalent structures nearby and to reduce its visual prominence.

The proposed full width single storey extension would extend 3.9m to the rear, and includes the removal of the existing balcony railings to the first floor windows. The scale of the extension is considered to remain subordinate to the host building and would allow for the retention of a useable rear garden space. The flat-roofed, functional appearance is considered appropriate to the building's modern architectural style and facing in white render would allow the structure to be read as a distinct addition to the original.

The proposed alteration to the garage frontage and replacement aluminium window would be appropriate to the building style. The proposed high level side facing window at ground floor level would likewise not result in harm to the host building's appearance.

The proposed sedum roof addresses the Camden Local Plan climate change policies and will improve sustainability and biodiversity. Details of the green roof are adequate to demonstrate that it will be sustainable. The trees proposed for removal are not considered to be significant and their removal is

acceptable; the trees to be retained will not be impacted by the development if the recommendations in the report are followed.

The conversion of the garage to habitable space accords with Camden Local Plan policy T2 which seeks to limit the opportunities for parking within the borough and reduce car ownership. A replacement carspace will anyway be available on the forecourt so the garage loss will not create onstreet parking congestion.

The rear extension would sit 0.9m above the height of the boundary fence with no. 22 and extend 3.9m alongside. Overall the scale of the rear extension is not considered to unduly impact the amenities of the adjoining neighbour in terms of loss of light, outlook or privacy. A condition would be attached to ensure the flat roof of the extension is not used as a roof terrace so as to prevent direct overlooking.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account.

The proposal is in general accordance with policies A1, D1, T2 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016 and 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 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