

Application ref: 2020/3083/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Platform 5 Architects
Unit 102
94 Hanbury Street
London
E1 5JL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
33 Estelle Road
London
NW3 2JX

Proposal:

Erection of replacement side and rear extensions at ground floor level, erection of a side roof extension to create a part hipped, part gabled roof, and installation of rear dormer and front rooflights.

Drawing Nos: 19-104-107-P6, 19-104-506-P6, 19-104-505-P3, 19-104-405-P3, 19-104-406-P4, 19-104-407-P3, 10-104-106-P5, 19-104-027-P3, 19-104-026-P4, 19-104-006-P2, 19-104-005-P2, 19-104-015-P2, 19-104-016-P2, 19-104-017-P2, 19-104-025-P2, 19-104-035-P2, 19-104-036-P1, 19-104-055-P2, 19-104-105-P3

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: 19-104-107-P6, 19-104-506-P6, 19-104-505-P3, 19-104-405-P3, 19-104-406-P4, 19-104-407-P3, 10-104-106-P5, 19-104-027-P3, 19-104-026-P4, 19-104-006-P2, 19-104-005-P2, 19-104-015-P2, 19-104-016-P2, 19-104-017-P2, 19-104-025-P2, 19-104-035-P2, 19-104-036-P1, 19-104-055-P2, 19-104-105-P3

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

Informative(s):

- 1 Reasons for granting permission.

The proposed scheme, as revised, is for the replacement of the existing side/rear infill extension with a more contemporary extension of a similar size and height; the conversion of the hipped roof of the property to a part hipped, part gabled roof profile (similar to the neighbouring property at No.35); plus installation of a rear dormer window and three rooflights to the front.

Whilst contemporary in its design, the use of glazing as the predominant material for the replacement side infill extension would ensure it has a lightweight appearance that would be sympathetic to the original character of the host property. Similarly, the proposed alterations to the existing ground floor extension to the rear elevation of the closet wing are considered minor and would not cause harm to the original character and proportions of the host dwelling. The proposed rear dormer window is considered to represent a subordinate addition that would sit comfortably within the existing rear roof slope and would not have a significant impact on the appearance of the host property.

The majority of properties along this side of Estelle Road have existing rear dormers of varying size and design, and are therefore considered to represent an established form of development in the area. Furthermore, it is noted that the neighbouring property at No.35 has an existing part gable roof conversion which the current application seeks to largely replicate, while other end of terrace properties in this road have gabled rather than hipped roofs. As such, the proposed front roof lights, part hip to gable conversion and rear dormer extension are considered acceptable in location, bulk, form and design. They would not cause harm to the character and appearance of the property, streetscene or surrounding conservation area.

The proposed side infill extension would have a marginal increase in height along the shared boundary with No.35 and have a marginal increase in depth

from the existing extension at the site. Therefore, the size, scale and location of the proposed ground floor side/rear extension and dormer roof extension is not considered to have any significant impact on neighbouring amenity in terms of loss of light, outlook or privacy.

One objection was received following statutory consultation. This and the site's planning history were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with policies D1, D2 and A1 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
Chief Planning Officer