

Application ref: 2020/4579/P  
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Date: 31 March 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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DF\_DC architects  
42 Theobalds Rd  
London  
WC1X 8NW  
UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**19 Elliott Square**  
**London**  
**NW3 3SU**

Proposal:  
Erection of single storey rear extension; replacement of all doors, windows and panelling to front and rear; replacement of front garage door with a window to facilitate the conversion of garage into a habitable room; and replacement rooflights on the roof.

Drawing Nos: 168(00)001 Rev. P1; 168(00)002 Rev. P1; 168(00)100 Rev. P1;  
168(00)101 Rev. P1; 168(00)103 Rev. P1; 168(00)201 Rev. P2; 168(01)100 Rev. P1;  
168(01)101 Rev. P1; 168(01)103 Rev. P2; 168(01)201 Rev. P3A.

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 168(00)001 Rev. P1; 168(00)002 Rev. P1; 168(00)100 Rev. P1; 168(00)101 Rev. P1; 168(00)103 Rev. P1; 168(00)201 Rev. P2; 168(01)100 Rev. P1; 168(01)101 Rev. P1; 168(01)103 Rev. P2; 168(01)201 Rev. P3A.

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

- 4 The flat roof of the single storey rear extension hereby approved shall not be used at any time as amenity space, and any access out onto this area shall be for maintenance purposes only.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 Reasons for granting permission.

The proposed extension would be full-width and would extend 3m in depth from the rear building line. It would allow for the retention of a reasonably sized rear garden and the existing balcony at first floor level would be retained above the extension. It is considered that the extension would be subordinate to the host building in terms of design, form and scale. There are a number of other existing rear extensions with similar footprints and appearances to neighbouring properties along this side of Elliott Square. The proposed extension is therefore considered to be in keeping with the pattern of development along the street.

The existing front integral garage would be converted into habitable living space, and the existing garage door would be replaced with a white aluminium framed window with white electronically operated louvres. The proposed louvres would be similar in appearance to the existing garage door and are in keeping with similar alterations made to the frontages of a number of properties on Elliott Square. The replacement windows, panelling, rooflights and front door are considered acceptable in terms of design and materials.

Following negotiation, the air conditioning units have been removed from this application.

Given the subordinate size of the proposed extension, it is not considered that it would result in a significant loss of light or outlook to the adjacent

neighbouring properties. A condition is recommended to ensure that the flat roof of the rear extension is not used as a roof terrace, in order to prevent a loss of privacy through overlooking into upper floor habitable rooms of Nos. 18 and 20. The proposed new ground floor front window would not result in a loss of privacy through overlooking to the properties opposite side of the road, as there is a separation distance of 20m between the respective front building lines.

A holding objection to the proposed extension was received from Network Rail, but was subsequently withdrawn following the submission of further information. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer