

Application ref: 2021/0307/P  
Contact: Angela Ryan  
Tel: 020 7974 3236  
Email: [Angela.Ryan@camden.gov.uk](mailto:Angela.Ryan@camden.gov.uk)  
Date: 13 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Carolyn Squire Architect  
122 Church Walk  
London  
N16 8QW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Full Planning Permission Granted**

Address:

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

Proposal:

Erection of a single-storey rear side infill extension, following demolition of a single-storey rear extension

Drawing Nos: 2 x Site location plans; 2021/1; 2021/2; 2021/3; 2021/4; 2021/5; 2021/6;  
Design and Access Statement by Carolyn Squire Architects

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:- Site Location Plan x 2; 2021/1; 2021/2; 2021/3; 2021/4; 2021/5; 2021/6; Design and Access Statement by Carolyn Squire Architects.

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for a single-storey side infill extension, following demolition of the existing single-storey rear extension. The proposed extension will be 3.2m at its highest point, sloping down to 2.5m to eaves level, with a parapet wall incorporated at 2.2m high. It is proposed to be 6.6m wide, and 2.1m long. Three rooflights are proposed to be inserted in the sloping roof. The extension will protrude 1.5m above the existing side boundary and will face the side elevation of a rear extension located in the neighbouring property at no. 9 Estelle Road. The side elevation of the rear extension is predominantly constructed of brickwork, with a high level non-habitable window inserted. The proposed side infill extension would not detract from the character and appearance of the host building or this part of the Mansfield Conservation Area.

Given the location of the proposed rooflights within the roof slope, and the side elevation facing the brick wall to the neighbouring property, it is considered that the proposal would not give rise to any detrimental impacts on existing amenity by reason of overlooking, loss of privacy, loss of outlook, the loss of light, or potential light spill.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the London Borough of 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 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.
- 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.

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



Daniel Pope  
Chief Planning Officer