

Application ref: 2020/5730/P  
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Date: 13 April 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE  
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DF\_DC architects  
42 Theobalds Rd  
London  
WC1X 8NW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

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

Proposal: Erection of single-storey rear extension with railings re-provided to first floor, replacement of garage door with wall and two windows to match size and position of upper floor windows, replacement of uPVC windows with aluminium units.

Drawing Nos: 251-P4, 250-P5, 252-P4, 103-P4, 201-P1, 100-P1, 101-P1, 001-P1, 252-P1, 251-P1, 164-P1

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: 251-P4, 250-P5, 252-P4, 103-P4, 201-P1, 100-P1, 101-P1, 001-P1, 252-P1, 251-P1, 164-P1.

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

Informative(s):

- 1 Reasons for granting permission.

It is noted that air-conditioning units are no longer proposed as part of this application.

The proposed single storey rear extension would be 2.7m high x 3m deep from the rear elevation of the host dwelling. It would have a flat roof with rooflight and triple sliding aluminium windows which give access to the rear garden. The existing balcony at first floor would be retained. It is considered that the proposed extension represents a subordinate addition to the host building and would respect the original design and proportions of the host dwelling, including its architectural period and style. Furthermore, it is noted that a number other properties within the Chalcots Estate have similar extensions, including opposite terrace on Lower Merton Rise. Whilst the extension would be visible from neighbouring properties, it is largely contained by existing boundary walls. The extension would not be visually prominent from within the public realm. Thus, the extension would preserve the character or appearance of the property and the wider area.

The existing garage door would be replaced with a solid wall with two aluminium windows to match the size, style and position of the upper floor windows. This design would be sensitive to the existing architectural style of the building. The replacement of the garage door is in association with the conversion of the ground floor space into habitable accommodation. The front door would be replaced with white panel door which would respond to the character of the building. The windows would be replaced with white aluminium framed units to match the existing. The new windows are considered to be acceptable in terms of design and would not result in undue harm to the character or appearance of the property and the wider area.

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 and outlook; sunlight, daylight and overshadowing; or noise and vibration. The rear extension is subordinate in size and similar extension already exists at adjacent property.

No objections have been raised in relation to the works. 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 'DPope', is positioned above the printed name.

Daniel Pope  
Chief Planning Officer