

Application ref: 2020/5183/P
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Date: 21 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
www.camden.gov.uk/planning

Archplan
1 Millfield Place
London
N6 6JP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
54 Elsworthy Road
London
NW3 3BU

Proposal:

Creation of 1st floor roof terrace on existing rear ground floor bay window plus associated new french doors and railings, and enlargement of existing 1st floor side dormer
Drawing Nos: Site location plan, ER/01, ER/02, ER/03, ER/04, ER/10, ER/11, ER/12, ER/13. Design and Access Statement.

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: Site location plan, ER/01, ER/02, ER/03, ER/04, ER/10, ER/11, ER/12, ER/13. Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal involves the creation of first floor roof terrace on top of an existing ground floor bay window on the rear elevation. The first floor window above the existing bay window would be altered to French doors to allow access onto the new roof terrace and 1.2m high metal railings would be added to enclose the terrace. There would be no increase in width, depth or height to the existing ground floor bay window. It is noted that roof terraces at first floor are a common characteristic at the back of these houses (eg. Nos.56, 58 and 60 Elsworthy Road) and therefore the proposed terrace with railings would be in keeping with the subject dwelling and the wider conservation area.

An existing 1st floor small dormer window on the side elevation, inbetween the existing two storey staircase extension to the left and the front wing of the house to the right, would be extended by 1m outwards to enlarge the bathroom. The dormer would still be set back by 0.6m from both side projections and the height would be increased. Given the modest enlargement and the dormer not being visible from any public domain, it would have no harmful impact on the subject property or the surrounding conservation area.

The proposals would be modest in location, size and scale and are considered to be appropriate additions to the rear and side of this dwelling.

Given the site context and the modest size of the balcony and the existing views from rear and side windows towards rear private gardens and the adjoining neighbour, it is considered that no additional overlooking would occur from the new terrace and enlarged dormer. Therefore the proposed development would have no adverse impact on neighbouring properties in regards to loss of light, outlook or privacy.

No objections have been raised in relation to the works. The application site's planning history was taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2019.

- 2 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.
- 3 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.

- 4 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).

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 in the upper left corner of the page.

Daniel Pope
Chief Planning Officer