

Application ref: 2020/4926/P  
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Date: 4 May 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
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Platform 5 Architects  
Unit 102  
94 Hanbury Street  
London  
E1 5JL  
United Kingdom

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

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

Address:  
**Flat A**  
**31 Estelle Road**  
**London**  
**NW3 2JX**

**Proposal:**

Alterations to ground floor rear and side extension including metal cladding, replacement of glazed roof with rooflight and alterations to rear and courtyard elevations' fenestrations and insertion of gate to side boundary wall within rear garden.

Drawing Nos: Design and Access Statement, 001 rev P5, 002 rev P4, 010 rev P7, 020 rev P7, 011 rev P5, 030 rev P5, 021 rev P3, 101 rev P8, 100 rev P10, 050 rev P5, 400 rev P8, 500 rev P8 and 401 rev 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 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:

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

Informative(s):

- 1 Reasons for granting planning permission:

The application site contains a ground floor flat in a three storey mid-terraced building. The site is within the Mansfield Conservation Area but is not listed. The proposal includes alterations to the existing ground floor rear and side extension, rear and side elevation fenestrations and rear boundary wall to form a gate.

The overall massing and footprint of the existing rear and side extension and courtyard would be retained. The flat roof of the existing extension would become pitched sloping towards the neighbouring No. 29 Estelle Road. The cement board shiplap external cladding of the existing extension would be replaced by standing seam zinc to provide a more contemporary finish. A new fixed double glazed rooflight would replace the existing sloping glazed roof of the extension whilst the PPC aluminium framed double glazed door leading to the rear garden would be retained. Furthermore, the window on the side elevation opening towards the courtyard would be enlarged and replaced by a glazed door. The existing opening of the ground floor double door of the existing three-storey rear outrigger would be enlarged and the full length window the side elevation would be removed to fit the new 'wrap-around' PPC aluminium framed sliding door. By virtue of its material, design, rear location and minor scale of the works, the proposed alterations are considered to be acceptable and would not harm the character and appearance of the Conservation Area.

The proposals also include the installation of a gate on the existing side/rear boundary wall shared with No. 33 Estelle Road. The gate would be single swing and cladded with London stock brick to match the existing boundary wall. The new gate would be largely concealed due to its material and rear location and would not have an adverse impact on the character and appearance of the host building and wider Conservation Area.

The proposed alterations to the existing extension and fenestrations are not considered to cause amenity concerns in terms of loss of light or outlook. Furthermore, 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.

No objections have been received prior to making this decision. The planning history of the site has been 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 Areas) 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 proposed development also accords with the London Plan 2021 and the NPPF 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope  
Chief Planning Officer