

Application ref: 2020/5526/P  
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**Development Management**  
Regeneration and Planning  
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Platform 5 Architects  
First Floor  
217 Mare Street  
London  
E8 3QE  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**33 Estelle Road**  
**London**  
**NW3 2JX**

Proposal:

Variation of condition 3 (approved plans) of permission 2020/3083/P dated 17/11/2020 (Erection of replacement side and rear extensions at ground floor level, erection of a side roof extension to create a part hipped, part gabled roof, and installation of rear dormer and front rooflights) namely alterations to the roof of the approved ground floor side/rear extension.

Drawing Nos: Superseded: 19-104-107-P6, 19-104-506-P6, 19-104-505-P3, 19-104-406-P4, 19-104-407-P3, 10-104-106-P5, 19-104-105-P3

Proposed: 19-104-107-P12, 19-104-506-P10, 19-104-505-P10, 19-104-406-P9, 19-104-407-P8, 10-104-106-P13, 19-104-105-P12, 19-104\_055\_P6

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 the original planning permission 2020/3083/P dated 17/11/2020.

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: 19-104-107-P12, 19-104-506-P10, 19-104-505-P10, 19-104-406-P9, 19-104-407-P8, 10-104-106-P13, 19-104-105-P12, 19-104\_055\_P6, 19-104-405-P3, 19-104-027-P3, 19-104-026-P4, 19-104-006-P2, 19-104-005-P2, 19-104-015-P2, 19-104-016-P2, 19-104-017-P2, 19-104-025-P2, 19-104-035-P2, 19-104-036-P1

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

#### Informative(s):

- 1 The current proposals seek to make a number of minor alterations to the roof design of the side/rear infill extension approved under application ref 2020/3083/P. These changes include the installation of two angled rooflights at either end of the approved side extension, which would be fixed shut, as well as a raised rooflight in the centre of the roof which would be openable. The proposals also include the installation of 3 rooflights on the existing side extension at the site as well as minor alterations to two side windows at first floor level.

The proposed changes to the roof of the side extension are considered to represent minor alterations that would be in keeping with the contemporary design of the approved development and would not cause harm to the original character of the host building. As with the previous approval, the proposed extension would be located to the rear of the site with very limited visibility from the public realm. The proposed alterations would not increase the prominence of the approved extension and would not cause any harm to the appearance of the surrounding conservation area as a result. Similarly, the three rooflights proposed to be installed on the existing side extension and altered side windows at first floor level are considered minor changes that would not cause any harm to the appearance of the host building.

The proposed alterations would not increase the height or depth of the approved extension along the shared boundary with No.35 and would not cause harm to neighbouring amenity in terms of loss of light, outlook or privacy as a result.

No objections were received following statutory consultation. This and the site's planning history were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 proposal is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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, 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 (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



Daniel Pope

Chief Planning Officer