

Application ref: 2021/1894/P
Contact: Angela Ryan
Tel: 020 7974 3236
Email: Angela.Ryan@camden.gov.uk
Date: 29 June 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

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:
11A & 11B Estelle Road
London
NW3 2JX

Proposal:

Erection of a single-storey side infill extension and a single storey rear extension with roof terrace above plus associated installation of balustrade and door at rear 1st floor level, following demolition of existing rear extension

Drawing Nos: Site Location Plan; Block Plan; 2021/1; 2021/2; 2021/3; 2021/4 B; 2021/5A; 2021/6 A; Design and Access Statement by Carolyn Squire Architect

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; Block Plan; 2021/1; 2021/2; 2021/3; 2021/4 B; 2021/5A; 2021/6 A; Design and Access Statement by Carolyn Squire Architect

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

Informative(s):

- 1 Reasons for granting permission.

The proposal is for single-storey rear extension and a single-storey side infill extension, following demolition of the existing single-storey rear extension. Both will project out by less than 2m- the side one by 1.75m to the side and the rear one by 1.6m to the rear. The extensions will be constructed of brickwork to match the host building. They are very modest and subordinate in size and bulk and would not detract from the character and appearance of the host building or this part of the Mansfield Conservation Area.

The side extension will have a sloping roof facing the side of no.9 Estelle Road to minimise any impact on outlook or light. The rear extension will abut an existing rear extension at no. 13 Estelle Road and will project less than another rear extension at no.9. A balustrade is proposed to be installed around the perimeter of the flat roof of the new rear extension in order to facilitate a roof terrace 1.5m deep. Due to the terrace being inset from the rear boundaries on both sides and the existing rear wall partially obscuring views, the angles of view will be too oblique to allow overlooking into habitable room windows at the rear and side of adjoining properties at nos.9 and 13. The rear of the terrace will overlook rear gardens of the properties opposite and would not create any additional overlooking over and above that which is already being experienced.

Given the location of the proposed rooflights within the roof slope, and the side elevation facing a brick wall in the neighbouring property, it is considered that the proposal would not give rise to any detrimental impact in terms of potential light spill. The extensions and roof terrace would also not have any significant impacts on existing amenity by reason of unacceptable loss of privacy, daylight and outlook.

Given its location on a secondary façade and not being visible from the wider public realm, 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.

One objection was received following public consultation. This and the site's planning history were taken into account prior to making this decision.

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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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) 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.

- 5 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.

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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer