

Application ref: 2021/1825/P  
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Date: 6 July 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](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Knott Architects  
98B Tollington Park  
London  
N4 3RB

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**8 Elsworthy Terrace**  
**London**  
**NW3 3DR**

Proposal:

Formation of 2nd floor roof terrace above rear bay window, including installation of railings and replacement of window with door.

Drawing Nos: 342\_000 Location Plan, 342\_001 Rear Bay Roof Plan as Existing, 342\_002 Rear, Elevation as Existing, 342\_010 Section AA as Existing, 342\_050 Terrace Plan as Proposed, 342\_051 Rear Elevation as Proposed, 342\_060 Section AA as Proposed

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:  
342\_000 Location Plan, 342\_001 Rear Bay Roof Plan as Existing, 342\_002 Rear, Elevation as Existing, 342\_010 Section AA as Existing, 342\_050 Terrace Plan as Proposed, 342\_051 Rear Elevation as Proposed, 342\_060 Section AA as Proposed.

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

#### Informative(s):

- 1 Reasons for granting permission.

This application is for a renewal of the planning permission granted under ref. 2014/1807/P on 30 July 2014 that has now expired. The site circumstances have not changed since that decision and, although the development plan has been replaced by the Local Plan in 2017, relevant policies on amenity and design have not materially changed.

Four properties on the terrace (11, 12, 13 and 14 Elsworthy Terrace) have created terraces above the 1st floor rear bay window. These were all authorised, the most recent one was granted planning permission in 2005. These properties are all on the same side of the terrace as the subject property. Nos. 11-14 are only a short distance (2 houses away) from the subject property (the intervening houses do not have terraces above the bay window). Given the surrounding context, the proposed development would not appear out of keeping with the character of the area.

Primrose Hill immediately adjoins the rear garden of the host property and has mature trees along its edge. As a consequence, the proposed roof terrace on the rear bay would not be unduly prominent nor affect the setting of this open space. In winter, it is acknowledged that the terrace would be more visible; however it is not considered harmful to the appearance of the rear elevation of the terrace.

The metal railings would have a traditional appearance on this period property. The proposed dropping of the sill and replacement of the sash window with a door of the same width would maintain the fenestration pattern on the rear elevation. The proposed terrace with railing and the replacement of sash window with timber glazed door would preserve the character and appearance of the host property and conservation area.

The adjoining windows at 2nd floor level belong to the subject flat and the

stairwell. The terrace would only project a short distance (at the maximum depth of the bay window below) so the adjacent property's 2nd floor window would only be visible obliquely and there would be no harmful overlooking to neighbours.

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 and one comment were received following public consultation on the scheme. These and the site's planning history were taken into account in coming to this decision.

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 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, 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 'DP', is written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer