

2021/2071/P - 13 Elsworthy Road, London NW3 3DS



2021/2071/P - 13 Elsworthy Road, London, NW3 3DS



1. Rear garden of no. 13 Elsworthy Road looking south towards Primrose Hill



2. Looking north towards the application site from Primrose Hill



3. Looking west towards no. 15 Elsworthy Road



4. Looking east towards no. 11 Elsworthy Road



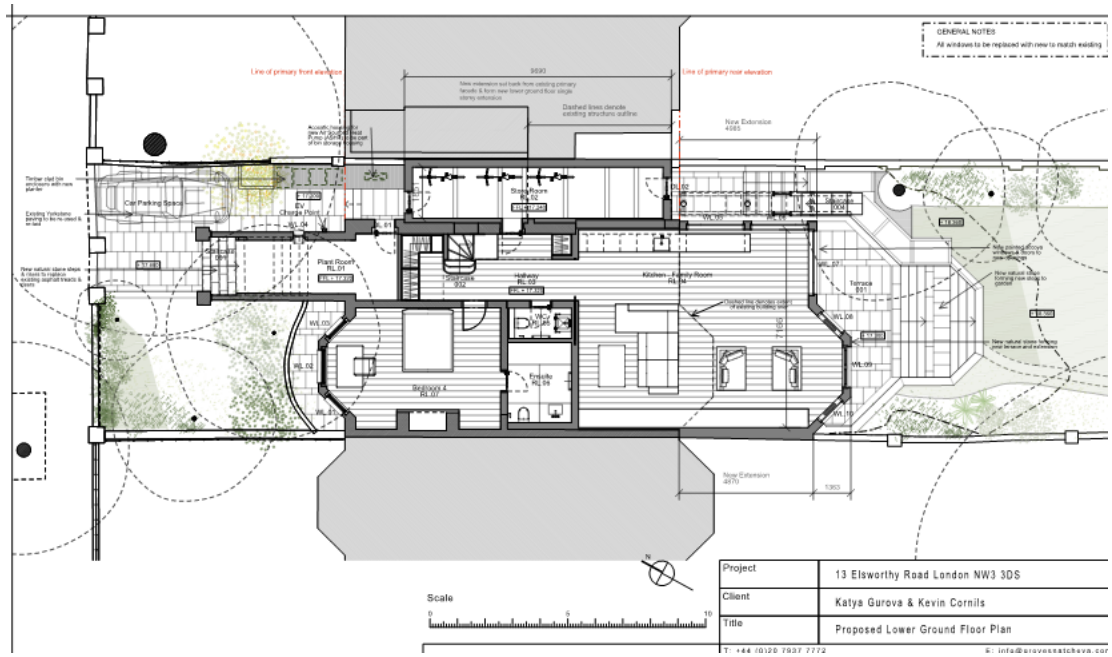
5. Existing front elevation



6. Existing rear elevation



7. View of neighboring extension



8. Lower ground floor plan

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	24/06/2021
		N/A		Consultation Expiry Date:	04/07/2021
Officer				Application Number(s)	
Josh Lawlor				2021/2071/P	
Application Address				Drawing Numbers	
13 Elsworthy Road, London, NW3 3DS				See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a part single, part two storey side extension; single storey rear extension with terrace above, replacement steps to rear garden; replacement of windows; replacement of existing side roof dormer and enlargement of rear dormer including addition of rear balcony; air conditioning unit within roof extracted through external terrace, associated landscape works and new garden outbuilding.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	03	No. of objections	03
Summary of consultation responses:	<p>Advertisement in Ham & High, expired 04/17/2021. Site notice displayed 18/06/2021, expired 02/07/2021.</p> <p>One address objected on the following grounds:</p> <ul style="list-style-type: none">Negative impact of extension and sauna outbuilding to Conservation Area through inappropriate scale, bulk, height, massing and proportions;Loss of privacy to neighbours from large terrace;The Planning and Heritage Statement in the Application is incorrect and misleading;The previous approval of a different application in 2015 should not be used as precedent barring the rejection of the Application. The 2015 application was of a smaller scale. <p>No. 7 objected for the following reasons;</p> <ul style="list-style-type: none">Impact of noise from enlarged external staircase and platform at ground floorConcerns over external ground floor terrace with loss of privacy <p>One address objected on the following grounds:</p> <ul style="list-style-type: none">I object to the size of proposed development. Out of scaleHeight of proposed development.Disruption near school. It will be very noisy to build <p><i>Officer's response: Please see the Design/Heritage and Amenity section of this report. Officers consider the Planning Statement in the application to be accurate. The disruption from the construction would not be significant and would not necessitate a construction management plan.</i></p>					
The Elsworth Residents Association (ERA)	<p>The Elsworth Residents Association (ERA) objected on the following grounds:</p> <p>There was permission given in 2015 for substantial change and additions to this house and although that has now lapsed there is no reason to imagine that the present officer will take a substantially different view.</p> <p>I continue to maintain that the extension of roughly 5 metres into the garden is excessive although it is gratifying to see that the design is much improved as it replicates the original bay. Like so many raised terraces this will be a nuisance for the neighbours. Privacy is described thanks to planting but it is a fact that conversations at that level travel far more widely than when at ground level. With a balcony at roof level and terracing at the garden level this raised terrace should not be</p> <p><i>Officer's response:</i></p> <p><i>It is noted that the ERA believes that the detailed design to be an improvement on the 2015 proposal. The depth of the extension is assessed under the Design and Heritage sections of this report. See amenity section below for assessment of</i></p>					

	<i>terrace above ground floor</i>
--	-----------------------------------

Site Description

The application site is a single family dwelling house located on the southern side of Elsworthy Road. The property is not listed but falls within the Elsworthy Road Conservation Area and is identified as making a positive contribution to the character and appearance of the conservation area.

To the east and west are nos. 11 and 15 Elsworthy Road and to the rear is Primrose Hill.

Relevant History

2007/5273/P - 21 Elsworthy Road - Erection of a pavilion in the rear garden for use ancillary to the ground floor flat. Granted 30/11/2007.

2015/5534/P – 13 Elsworthy Road - Construction of a part single, part two storey side extension; a single storey rear extension; new access steps to the rear garden and associated landscaping works including removal and replacement of two existing trees. Granted 02/02/2016

Neighbouring properties

2014/5472/P – 9 Elsworthy Road - Rear infill extension at lower ground and ground floor, replacement stairwell, erection of terrace at rear ground floor, replacement lightwell in side extension, replacement door and window to rear elevation and installation of timber privacy screen between No.7 and 9. Approved 16/10/2014.

9100651 – 15 Elsworthy Road - Erection of side extension roof dormer and conservatory at rear. Approved 03/09/1991.

Relevant policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan (2017)

A1 Managing the Impact of Development

A3 Biodiversity

D1 Design

D2 Heritage

Camden Planning Guidance (CPG):

- [Amenity](#) - January 2021
- [Design](#) - January 2021
- [Home improvements](#) - January 2021

Elsworthy Road Conservation Area Appraisal and Management Strategy (adopted July 2009)

Assessment

1. The proposal

1.1. The application seeks permission for the erection of a part single, part two storey side extension; a single storey rear extension with terrace; new access staircase to the rear garden and associated landscaping works including removal and replacement of two existing trees (category C and a bush). The proposal seeks to extend the existing front/side entrance at lower ground floor level; the proposed extension would measure 2.2 metres in width, 6.2 metres in depth, by 3.1 metres in height and would be setback from the front elevation main building by approximately 300mm.

1.2. The proposal also seeks to extend the existing side entrance at ground floor level to the rear; this element would be setback behind the existing ground floor side extension at this level. It would measure 2.2 metres in width, 3.2 metres in depth by 5 metres in height. The extensions to the side of the property would be

constructed from traditional materials to match the existing property.

- 1.3. The proposed rear extension would measure 7.4 metres in width, 5 metres in depth, by 3.1 metres in height. It would be a predominantly glazed construction incorporating glazed full height bi-folding doors and would benefit from a green roof.
- 1.4. A new staircase would be installed at the rear providing access from the upper ground floor of the new side extension to the rear garden. It would be a spiral staircase and would be constructed from black painted metal.
- 1.5. A new sash window would replace the existing door on the upper ground floor rear elevation of the dwelling.
- 1.6. The proposal includes the replacement of existing side roof dormer and enlargement of the rear dormer including addition of rear balcony. The existing timber cladding and membrane roof finish to the dormers will be replaced with new lead to side cheeks and wood cored roll to dormer roof. The larger dormer window to the eastern elevation is replaced to the existing massing and footprint and glazed to three elevations.
- 1.7. The applicant seeks to incorporate some minor landscaping works to the rear garden to provide level access from the rear extension. This will result in the removal and replacement of two existing trees.

2. Assessment

2.1. The principal considerations material to the determination of this application are as follows:

- The effects upon the character and appearance of the host property, and surrounding area (Design and Heritage)
- The effects on the residential amenities of neighbouring occupiers (Residential Amenity)

3. Design and Heritage

- 3.1. Section 72 of the Planning and Conservation Act 1990 requires that the local planning authority, in exercising their planning functions within conservation areas, pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 3.2. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 required development to either preserve or enhance the character and setting of Camden's conservation areas.
- 3.3. The proposed part single, part two storey side extension is appropriate for the conservation area. It would be no taller than the porch and would be set back from the main building in accordance with CPG Altering and Extending Your Home 2021. The proposed single storey side infill extension will be aligned with the neighbour's existing extension at 11 Elsworthy Road, restoring the symmetry of the buildings front elevations. raised ground floor levels. It is not considered that any significant views or gaps would be compromised or blocked. A green roof is proposed to the side extension to aid drainage characteristics and enhance biodiversity, together with a roof light to gain maximum natural light into the space.
- 3.4. The proposed rear extension would be subordinate to the building being extended, in terms of form, scale and proportions and would respect and preserve the properties existing architectural features; the projecting bay would be retained and would still be visible through the proposed glazed rear extension.
- 3.5. The materials for the part single, part two storey side extension include brick and roughcast white render. The brickwork would reflect the finish elsewhere on the property and in the vicinity. The proposed render would match the existing white render unifying the rear elevation. These traditional materials are considered to be an appropriate complement and will positively contribute to the character of the building and the site's wider context. The bay window would be re-provided to reflect the architectural style of the

existing house.

- 3.6. The proposed sash window would match the fenestration details of the property and the staircase with black painted metal railings would also be consistent with the character of the host building.
- 3.7. The proposal maintains the existing roof form and the use of traditional materials; replacing the existing faux slate tiles with natural slate is welcomed. The existing timber cladding and membrane roof finish to the dormers will be replaced with new lead to side cheeks and wood cored roll to dormer roof.
- 3.8. The dormer window roof line maintains the existing relationship with the primary roof ridge line and sits down from this level maintaining the subservient relationship.
- 3.9. The larger dormer window to the eastern elevation is replaced to the existing massing and footprint and glazed to three elevations. The glazing is to be of painted timber to match existing windows. This addition will introduce a more delicate intervention in place of the currently crude detail of the existing dormer window.
- 3.10. There would be a balcony which contained within the pitched roof form to serve the top floor office/studio. There number of adjacent properties that have built external balconies to the rear roofscapes. The proposed balcony is to sit within the roof slope and to the width of the dormer window. A modest metal balustrade acting as protection from falling is proposed which will sit above the roof slope.
- 3.11. The proposed 2.8mx2.8m garden sauna is to be constructed of timber, with timber cladding, to complement the existing landscape of the rear garden. It is subordinate to the garden setting and would not reduce the open character of the rear garden. A series of minor works of restoration and enhancement are proposed which include:
 - Removal of existing front and rear security measures to window and door openings (roller shutters / bars)
 - Replacing existing artificial roof slates with natural slates
 - Replacing existing rainwater goods with traditional cast iron to match existing profiles
 - Replace all existing windows with new Slimlite double glazed timber frame units to match (NB tall side stair window is not to be replaced)
 - Replace existing front steps that have been asphalt-surfaced with new stone steps

4. Residential Amenity

- 4.1. Policy A1 of the Camden Local Plan seek to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, as well as impacts caused from the construction phase of development.
- 4.2. The rear extension is located at lower ground floor level, and the height of the extension is comparable to the existing garden walls, and therefore the extension would not impact upon neighbouring properties in terms of privacy or daylight / sunlight / overshadowing. The side extension proposed does extend to both front and rear along the boundary to no.11 adjacent, but given the existing enclosed nature of this side condition, and the fact that the only window affected is a small toilet window, any impacts of overshadowing or daylight / sunlight loss would be extremely minimal and would have in any case have no or little impact.
- 4.3. The area is characterised by a range of existing rear balconies and terraces including roof level terraces at 9 and 11, and full width rear balconies at all main floors at 17-19. At no.15 a two-storey glazed extension deep into the rear garden overlooks neighbouring gardens. The extent of the terrace has been designed to avoid direct overlooking of habitable rooms and users of the terrace would have limited opportunities to look back into neighbouring windows. The balcony at roof level would not cause overlooking concerns.
- 4.4. A terrace area is proposed at upper ground floor level, on top of the proposed rear lower ground floor extension, together with a replacement stair to connect with the lower main garden level. The stair as proposed now is similar to the existing condition and that previously approved in 2015. The extent of the terrace as shown on the drawing is secured by condition 6. The rear terrace proposed at upper ground floor level has been designed to minimise any potential overlooking:

- Terrace area inset and shaped to focus any activity at the centre of the site, away from boundaries to neighbours
- Metal balustrade used to limit extent of use and set 1.76m from south- west boundary and 2.57m from north-east boundary to limit potential for overlooking
- Evergreen planting zone established between balustrade and roof edge, to provide further visual containment and screening of the terrace

4.5. The proposals include the introduction of an Air Source Heat Pump, and a small air-cooling unit associated with the roof room of the house. A Noise Assessment is provided in relation to these items as part of the submission which demonstrates how the equipment will meet the relevant criteria and ensure no unacceptable impact on the amenity of neighbouring occupiers. The Council's environmental health officer has confirmed that this is acceptable subject to conditions.

4.6. The proposal would not give rise to adverse impact on neighbouring residential amenity.

5. Trees

5.1. An Arboricultural Report is submitted with the application which has been assessed by the Council's Tree Officer. Two trees would be removed, one category C and one bush with no category to allow development. These are not significant to the conservation area and can be removed. The tree protection measures within the arboricultural report would be secured by condition. The green roof for the sit extension shows acceptable substrate, depth and species variety to ensure longevity and sustainability.

6. Sustainability

6.1. An air sourced heat pump (ASHP) would be provided by a single unit located at ground floor level within an acoustic housing reading as part of the proposed bin housing. The ASHP would provide the necessary hot water for the property.

6.2. In addition, it is proposed to locate a condenser unit at roof level, behind an acoustic grille, to provide air cooling within the top floor studio/office space only. The applicant has justified this installation in relation to the cooling hierarchy, with other BeLean measures implemented including:

- There is minimal glazed area helping to reduce solar gains to the space and reduce the amount of cooling required.
- This glazed area is south facing, however with shading/blinds, the heat gains to the space will be further reduced.
- The glazing g-value has been considered to balance solar control and daylight provision to the space.
- The building fabric and air tightness shall be improved, where possible, to achieve improvements against the requirements or Part L2A.
- Openable windows have been considered for natural ventilation. However, there is potential for acoustic issues associated with relying solely on natural ventilation to provide thermal comfort.
- LED lighting and energy efficient services have been specified for the property, reducing the internal heat gains within the space, where possible.

7. Conclusion

7.1. The proposed development is considered acceptable in terms of design and impact on neighbouring residential amenity. The development is deemed consistent with the objectives and policies identified above.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 16th August 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/2071/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 11 August 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

AZ Urban Studio
2 John Street
London
WC1N 2ES

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Elsworthy Road
London
NW3 3DS

Proposal:

Erection of a part single, part two storey side extension; single storey rear extension with terrace above, replacement steps to rear garden; replacement of windows; replacement of existing side roof dormer and enlargement of rear dormer including addition of rear balcony; air conditioning unit within roof extracted through external terrace, associated landscape works and new garden outbuilding.

Drawing Nos: 1163/P/100/013, 1163/P/100/014, 1163/P/100/015, 1163/P/100/016,
1163/P/100/017, 1163/P/100/018, 1163/P/100/019, 1163/P/100/020, 1163/P/100/021,
1163/P/100/022, 1163/P/100/001, 1163/P/100/002, 1163/P/100/003, 1163/P/100/004,
1163/P/100/005, 1163/P/100/006, 1163/P/100/007, 1163/P/100/008, 1163/P/100/009,
1163/P/100/010, 1163/P/100/011, 1163/P/100/012, 1163/P/100/024, 1163/P/100/024,
Arboricultural Report dated 27/04/2021

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 1163/P/100/013, 1163/P/100/014, 1163/P/100/015, 1163/P/100/016, 1163/P/100/017, 1163/P/100/018, 1163/P/100/019, 1163/P/100/020, 1163/P/100/021, 1163/P/100/022, 1163/P/100/001, 1163/P/100/002, 1163/P/100/003, 1163/P/100/004, 1163/P/100/005, 1163/P/100/006, 1163/P/100/007, 1163/P/100/008, 1163/P/100/009, 1163/P/100/010, 1163/P/100/011, 1163/P/100/012, 1163/P/100/024, 1163/P/100/024, Arboricultural Report dated 27/04/2021

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

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration isolated from the casing and adequately silenced and maintained as such.

Reason: To ensure that the amenity of occupiers of the development site and surrounding premises is not adversely affected by vibration in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 The use of the flat roof for amenity purposes shall be limited to the area identified as 'terrace' on the plans hereby approved.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 7 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with approved tree protection plan and arboricultural method statement. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 Reasons for granting permission. [Delegated]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies (officer to insert relevant policy number and title) and the London Borough of Camden Local Development Framework Development Policies, with particular regard to policies.... (officer to insert relevant policy number and title). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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

Chief Planning Officer