

Application ref: 2022/1754/P
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Date: 5 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
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WC1H 9JE

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AZ Urban Studio
2 John Street
London
WC1N 2ES

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
13 Elsworthy Road
London
NW3 3DS

Proposal: Variation of Condition 3 (Approved Plans) of planning permission reference 2021/2071/P, dated 20/08/21 (for: part single, part two storey side extension; single storey rear extension with terrace above, replacement steps; replacement windows; replacement side roof dormer; enlargement of rear dormer including balcony; air conditioning unit within roof; associated landscape works; new garden outbuilding), namely to allow replacement refuse store and retention of existing planter, alterations to rear terrace, removal of trees, revised window design, additional rooflight to new rear extension, revised siting of outbuilding.

Drawing Nos: Arboricultural Impact Assessment and Method Statement Report dated 20/04/2022, 13ER_1_02_03-A, 13ER_1_04_02-A, 13ER_1_05_02-A, 13ER_1_05_01-A, 13ER_1_02_04-A, 13ER_1_04_03-A, 13ER_1_02_B1-B, 13ER_1_02_05-C, 13ER_1_02_00-B, ELW-SK-006-B, 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/100/023

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 ref 2021/2071/P dated 20/08/2021

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2021/2071/P dated 20/08/2021 shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans- Arboricultural Impact Assessment and Method Statement Report dated 20/04/2022, 13ER_1_02_03-A, 13ER_1_04_02-A, 13ER_1_05_02-A, 13ER_1_05_01-A, 13ER_1_02_04-A, 13ER_1_04_03-A, 13ER_1_02_B1-B, 13ER_1_02_05-D, 13ER_1_02_00-B, 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/100/023

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 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.
- 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 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.

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 2021.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer