

Application ref: 2022/0116/P
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Date: 18 July 2022

Development Management
Regeneration and Planning
London Borough of Camden
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planning@camden.gov.uk

www.camden.gov.uk/planning

Burd Haward Architects
24 Wolsey Mews
London
NW3 3SU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**12 Elliott Square
London
NW3 3SU**

Proposal:

A single storey roof extension to an existing 3 storey terrace house.
Drawing Nos: 2115_12_P01; 2115_12_P02; 2115_12_P03; 2115_12_P04;
2115_12_P05; Design and Access Statement dated Dec 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 The development hereby permitted shall be carried out in accordance with the following approved plans:

2115_12_P01; 2115_12_P02; 2115_12_P03; 2115_12_P04; 2115_12_P05;

Design and Access Statement dated Dec 2021

Reason:

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

- 3 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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The application site forms part of terrace of 8 properties of a similar style on the north side of Elliott Square, with their rear elevations facing onto Adelaide Road. This application forms part of a set of applications submitted simultaneously for roof extensions of an identical appearance at nos. 10 - 15 Elliott Square, which are being determined concurrently.

The proposal is acceptable in design terms. The roof extension is of a mansard-style, clad in lead and aluminium doors and windows are proposed to align with the pattern of fenestration below. It is of a very similar appearance to the group of roof extensions approved at nos. 24 to 32 Elliott Square in 2018 under reference 2017/4239/P. A small roof terrace is proposed to the front facing onto Elliott Square. Overall, the appearance of the roof extension is of a modern and well-designed roof extension, which would not have any negative impact on the appearance of the application property or surrounding area. It is not considered necessary for a legal agreement to be entered into to secure the simultaneous construction of all the roof extensions at nos. 10 - 15 given that the roof extensions are attractive in their own right. Should all the extensions along this row be constructed, this would result in an attractive and contemporary feature to the properties along this terrace.

The roof terrace would provide similar views compared to the existing windows to the floors below, and would not result in any loss of privacy. Planters are proposed on either end of the terrace to reduce overlooking into the adjoining proposed terraces. Owing to its size and positioning, there would not be any unacceptable sense of enclosure or loss of light to surrounding properties.

Multiple letters of support were received from neighbouring residents. No objections or other responses were received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in accordance with policies A1 and D1 of the Camden Local Plan. The proposed development also accords with the policies of the London Plan 2021 and National Planning Policy Framework 2021.

- 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) 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



Daniel Pope
Chief Planning Officer