

Application ref: 2022/1608/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 2 August 2022

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

DFN+DC architects
42 Theobalds Rd
London
WC1X 8NW
UK

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
34 Elliott Square
London
NW3 3SU

Proposal:

Single-storey rear extension with bi fold doors, conversion of garage to habitable room and replacement of garage door with window. Replacement of windows with aluminium frames to match existing. Replacement of timber fence

Drawing Nos: 182-(00)000_P1 Location plan, 182-(00)001_P1 Block plan, 182-(00)100_P2 Ground floor plan, 182-(00)101_P1 First floor plan, 182-(00)102_P1 Second floor plan, 182-(00)103_P1 Roof Plan, 182-(00)250_P3 Front elevation, 182-(00)251_P3 Rear elevation, 182-(00)201_P1 Section A, 182-(01)100_P2 Ground floor plan, 182-(00)101_P1 First floor plan, 182-(00)102_P1 Second floor plan, 182-(00)103_P1 Roof plan, 182-(01)250_P3 Front elevation, 182-(01)251_P3 Rear elevation, 182-(01)201_P1 Section A and Design and Access Statement

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 182-(00)000_P1 Location plan, 182-(00)001_P1 Block plan, 182-(00)100_P2 Ground floor plan, 182-(00)101_P1 First floor plan, 182-(00)102_P1 Second floor plan, 182-(00)103_P1 Roof Plan, 182-(00)250_P3 Front elevation, 182-(00)251_P3 Rear elevation, 182-(00)201_P1 Section A, 182-(01)100_P2 Ground floor plan, 182-(00)101_P1 First floor plan, 182-(00)102_P1 Second floor plan, 182-(00)103_P1 Roof plan, 182-(01)250_P3 Front elevation, 182-(01)251_P3 Rear elevation, 182-(01)201_P1 Section A and Design and Access Statement

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.

- 4 The flat roof of the single storey rear extension approved shall not be used as a roof terrace, sitting out area or other amenity space and only for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

Informative(s):

- 1 Reasons for granting permission:

The site is located within the Chalcot's Estate which is not within a Conservation area. The estate has a number of properties which benefit from small rear extensions with similar dimensions to the one proposed. The proposed scale and projection are not incongruous to the area and proportionate to the site meaning it is considered acceptable. The proposed materials, brick and aluminium frames fall in line with the estate's material palette.

There is an existing small rear balcony however at first floor however this does not appear accessible. The proposal does not alter this arrangement and therefore is acceptable.

The proposed front changes are considered minor and will not significantly alter the character of the building. The existing garage door is made of metal and has windows above. The proposal is to replace this with aluminium louvres and window behind. The louvres are similar in appearance to the garage door and whilst can be opened slightly it does not alter the overall front elevation

significantly.

In relation to amenity concerns, because of the relatively modest depth of extension, the impact to increase sense of enclosure or loss of outlook is not considered significant. The extension passes the 45 degree rule for both neighbours and therefore minimises any daylight/sunlight impacts well. A condition will be put on the application to ensure the roof of the extension is not used as a roof terrace to ensure privacy and overlooking is protected. Furthermore the changes to the front are minor and are not considered significant enough to impact any amenity concerns.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the 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.

- 5 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.

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 'DP', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer