

Application ref: 2021/5700/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
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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

maxwell and company
Maxwell and Company
3rd Floor
14 Clerkenwell Green
Churchway
London
EC1R 0DR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**32 Estelle Road
London
NW3 2JY**

Proposal:

Single storey rear extension partly replacing existing side extension.

Drawing Nos: ER.EX.009, ER.EX.001, ER.EX.002, ER.EX.003, ER.EX.004, ER.EX.005, ER.EX.006, ER.PP.201, ER.PP.202, ER.PP.203, ER.PP.204, ER.PP.205, ER.PP.206, BS 5837 Arboricultural Report: Impact Assessment & Method Statement ref 11194 dated 19/07/2022.

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 ER.EX.009, ER.EX.001, ER.EX.002, ER.EX.003, ER.EX.004, ER.EX.005, ER.EX.006, ER.PP.201, ER.PP.202, ER.PP.203, ER.PP.204, ER.PP.205, ER.PP.206, BS 5837 Arboricultural Report: Impact Assessment & Method Statement ref 11194 dated 19/07/2022.

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 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Arboricultural Assessment and Method Statement ref. 11194 by Crown Tree Consultancy dated 19/07/2022. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with BS5837:2012 and with the approved protection details. The development shall be monitored by the project arboriculturalist in accordance with the approved report.

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 Camden Local Plan.

Informative(s):

- 1 Reasons for granting permission.

A single storey side/rear extension is proposed, replacing in part the existing lean-to side infill extension. The proposed extension projects 2.3m further into the rear garden but only 1m further in closer proximity to the existing acer tree. Its overall size and scale is considered to represent a subordinate addition to the host building. The works are to the rear and will not be seen from the public realm and do not detract from the appearance of the host property or the wider conservation area, particularly given the prevalence of similar sized extensions to neighbouring properties in the street.

In terms of detailed design the extension was stepped back as part of the pre-application process in response to the presence of an existing acer tree, which is a welcome revision in line with Local Plan Policy A3 Biodiversity which seeks to protect trees and vegetation. The façade treatment of the proposed extension would be timber fenestration which is considered sympathetic to the host building. Details such as the frames and glazing beads reference the traditional sash windows higher up the building's rear elevation. The lead capped parapet and cast iron hopper/down pipe are also considered appropriate and respectful of the original building. There would be two

substantial rooflights installed to bring significant light into the interior space, they would not protrude above the parapet of the flat roof.

In terms of neighbouring amenity, the extension would align with the rear wall of the extension to the neighbouring property at 30 Estelle Road, and therefore there would be no issue of overshadowing. On the other side, towards no 34, the portion of the extension replacing the existing lean-to extension will be of similar height to the existing, and will only project a metre further into the garden. The new rooflights face directly upwards and are intended to bring in light from the sky rather than create an outlook, they do not look directly into any neighbouring windows. The rooflights will be slightly angled to minimise light spill to adjacent buildings. Overall the new extension is not considered to have any significant negative impact in terms of loss of light, loss of privacy or outlook.

The proposal is considered to preserve the character and appearance of the host building and conservation area. 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.

No objections were received during the course of this application. The planning history of the site has been taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National 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 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.
- 5 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 positioned above the typed name of the Chief Planning Officer.

Daniel Pope
Chief Planning Officer