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Dear Sir/Madam

PLANNING APPLICATION – THE TOWN AND COUNTRY PLANNING ACT 1990

ERECTION OF REAR DORMERS AND REPLACEMENT OF SLIDING DOORS AT GROUND FLOOR LEVEL

HOUSES 3 & 4, 4-12 ELSWORTHY RISE, LONDON, NW3 3SH

Please accept this covering letter as an accompaniment to this planning application for the proposed works at Houses 3 & 4, 4-12 Elsworthy Rise, London, NW3 3SH ('the site'). This letter provides a summary of the site and the proposed development.

Please also find enclosed for your consideration a completed application form, CIL Form and a full set of existing and proposed plans.

The Site

4-12 Elsworthy Rise relates to a group of four houses (known as Houses 1, 2, 3 and 4) forming a small cul-de-sac located on the western side of Elsworthy Rise. The houses are arranged as two pairs of two-storey semi-detached dwellings lying opposite each other and perpendicular to the road. The proposal relates to Houses 3 and 4 which have recently been granted a lawful development certificate for their amalgamation. Please refer to planning history for further detail.

The site is not located within a conservation area but lies approximately 55 metres from the Elsworthy Conservation Area, the boundary of which runs along King Henry's Road to the south.

Planning History

House 3 – Planning permission was granted on 19th January 2007 (2006/1952/P) for the erection of a mansard roof to provide 2 additional bedrooms for the existing house (increasing it from a 2-bedroom to 4-bedroom property). Planning permission was later granted on 15th April 2008 for an amendment to that permission (2007/6269/P) involving an enlarged rear dormer window and for internal alterations to the layout resulting in a 3-bedroom property.

House 4 – Planning permission was granted on 20th January 2007 (2006/1953/P) for the erection of a mansard roof with dormers to provide an additional bedroom to the property (increasing it from a 2-bedroom to 3-bedroom property).

On the 6th April 2022 a certificate of lawfulness (proposed) was granted (ref: 2021/6239/P) for the amalgamation of House 3 and House 4 at No. 4-12 Elsworthy Rise, London, NW3 3SH.

The Proposal

The proposed development seeks planning permission for the erection of three dormers to the rear of the existing roof of Houses 3 and 4. The proposal is for one dormer at the rear of House 3 and two dormers to the rear of House 4 which infills the existing gap between the existing dormers to the rear roof slope. These dormers will match the size, scale, massing and appearance of the existing dormers. The proposed development also seeks permission for the replacement of new sliding doors to the outdoor amenity space at ground floor level.

Planning Policy

National Planning Policy

The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development which incorporates three specific strands – economic, environmental and social. The following sections are relevant to the consideration of this application; Section 11 (making effective use of land) and Section 12 (achieving well designed places).

Local Planning Policy

The adopted Development Plan for the London Borough of Camden comprises the London Plan (2021), the Camden Local Plan (2017) and the Camden Supplementary Planning Documents and Guidance.

Planning Assessment

Design and visual impacts:

Camden Local Plan (CLP) Policy D1 requires development to be of the highest architectural and urban design quality and have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is reflected in London Plan Policy D4 (Good Design). Specific guidance in relation to extensions to existing properties and achieving good design is further provided in the 'Home Improvements' and 'Design' Camden Planning Guidance (CPG).

The proposed development seeks to erect three dormers to the rear of House 3 and House 4, 4-12 Elsworthy Rise. These dormers will match the existing scale and appearance of the current dormers to the rear, infilling the existing gap between the dormers to each property. They will appear as subservient additions to the roof slope and given the rear location of these dormers, they will not be visible from the immediate public realm or wider conservation area. Furthermore, they will be set in between the existing dormers and as such the existing profile of the roof, when viewed from Elsworthy Rise, will not be altered.

Roof dormers are a strong characteristic of the existing properties to these group of houses at 4-12 Elsworthy Rise. In particular, the front elevation of houses 1 and 2, and 3 and 4, which is visible within the surrounding area, have a row of dormers to each pair of properties and the proposals will create a similar roof form to the rear elevation.

The proposal seeks to replace the existing sliding doors to the west elevation at ground floor level with similar powder coated metal framed, double glazed, sliding doors. The proposed development is located outside of the public realm and is similar to existing development and therefore, the replacement will have a negligible impact on both character and visual appearance of the host property and surrounding area.

In summary, the proposed dormers will be located to the rear and therefore not visible from the surrounding area and will match the size, scale, massing and appearance of the current rear dormers. The dormers will appear as sensitive additions to the roof form and are stepped down from the main ridgeline and will appear subservient. Furthermore, the proposed row of dormers will match the roof form previously permitted on the front roof slope. The proposed sliding doors will replace similar glazed doors and be made of high-quality materials that are appropriate to its setting. Therefore, the proposed development is compliant with CLP Policy D1 and Home Improvements CPG.

Residential amenity:

CLP Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. Further guidance is provided in CPG Amenity which sets specific standards of development with regard to amenity.

The existing site backs onto the side elevation of 1-3 Elsworthy Rise which has three obscure glazed windows both on the first and second floor. Due to these neighbouring facing windows being obscure glazed, the proposed dormers will not result in a loss of privacy to this neighbouring property. Furthermore, the existing properties at houses 3 and 4 have existing dormers on this rear roof and the introduction of new dormers within this location would therefore have no additional impact with regards to overlooking than existing.

By virtue of the size, scale and massing of the proposed dormers, and their position within the existing roof form, the proposal will not have an adverse impact on neighbours through a sense of overbearingness, enclosure or loss of sunlight and daylight.

For the reasons outlined above the proposed development will have an acceptable impact on neighbours in compliance with CLP Policy A1.

Summary

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the building, the character of the area, and neighbouring amenity. The development is in accordance with the relevant Development Plan policies, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully,

Stuart Minty
Director
SM Planning