

Application ref: 2022/3976/P
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Date: 21 February 2023

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

Savills
33
Margaret Street
London
W1G 0JD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Ellerdale Close
London
Camden
NW3 6BE

Proposal:
Erection of single storey rear extension.

Drawing Nos: EX000; EX103; EX102; EX108; EX106; EX101; EX107; PL1002 Rev B; PL1004 Rev A; PL1003 Rev A; PL1001 Rev B; PL1006 Rev B; DESIGN AND ACCESS STATEMENT REV.B - SINGLE STOREY REAR EXTENSION WITH FLAT ROOF AND FLAT ROOFLIGHTS; Planning Statement (dated September 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

EX000; EX103; EX102; EX108; EX106; EX101; EX107; PL1002 Rev B; PL1004 Rev A; PL1003 Rev A; PL1001 Rev B; PL1006 Rev B; DESIGN AND ACCESS STATEMENT REV.B - SINGLE STOREY REAR EXTENSION WITH FLAT ROOF AND FLAT ROOFLIGHTS; Planning Statement (dated September 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.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve a single storey rear extension across the central bay, and to the west side, to provide an asymmetrical ground floor extension. It would extend 2.3m in depth and 8m in width however it would not appear as a full width extension and sufficient garden amenity space would be retained (approx. 95%). It is subordinate in scale and siting, there would be limited visibility and there are other similar extensions across the rear bays on Ellerdale Close. The design introduces canted corners which reflects the character and appearance of the building, and the area, and would be finished in brick and include sliding doors, 2 windows on the corners and 2 rooflights to match the existing materials.

Given it's scale and distance from neighbouring properties, there is no harmful impact on amenity in terms of loss of outlook and light spill. The new windows and rooflights on the extension would face the host property and into the rear garden, thus would not cause any harmful overlooking or loss of privacy.

The development is considered to preserve the character and appearance of the Fitzjohns/Netherhall 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 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, D1 and D2 of the Camden Local Plan 2017 and policies DH1 and DH2 of the Hampstead Neighbourhood plan 2018. 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.

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:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer