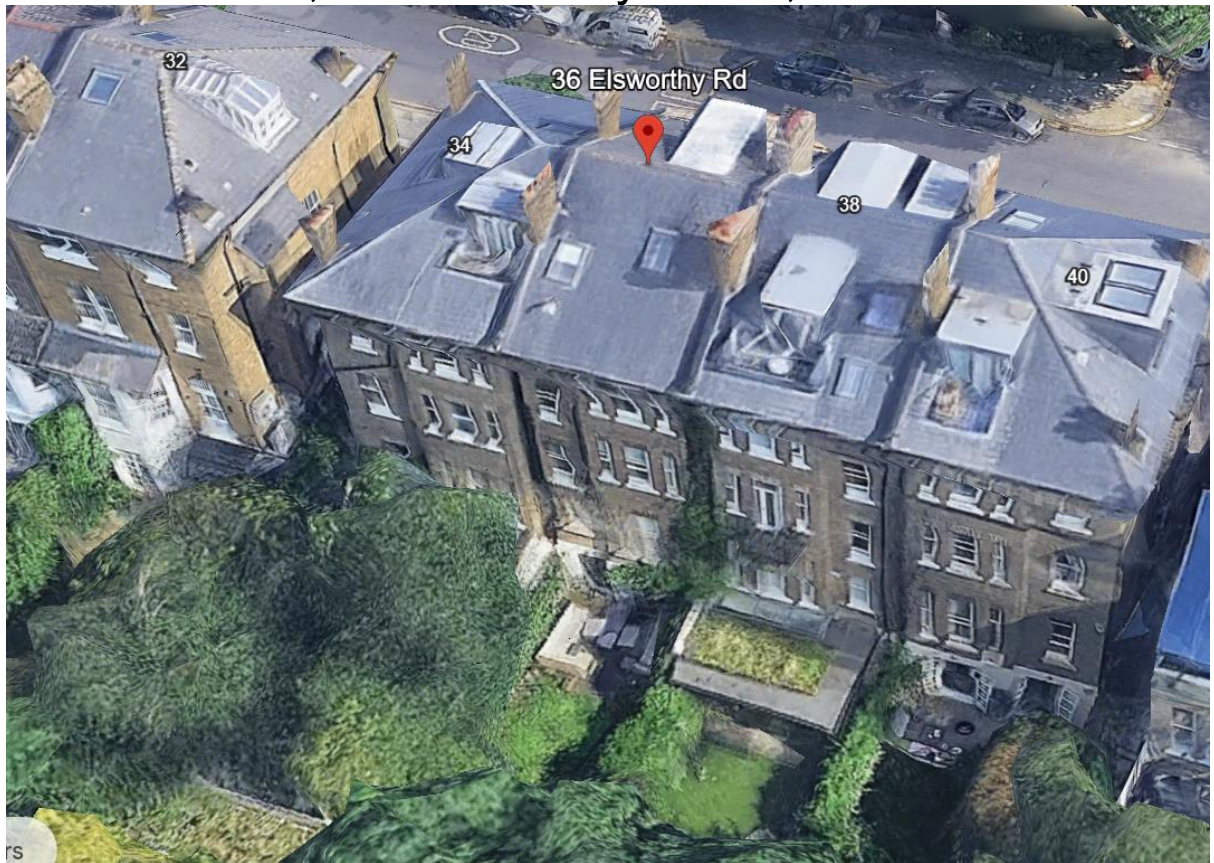


2025/2180/P - Flat 1-2, 36 Elsworthy Road



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Flat 1-2, 36 Elsworthy Road, Photos.



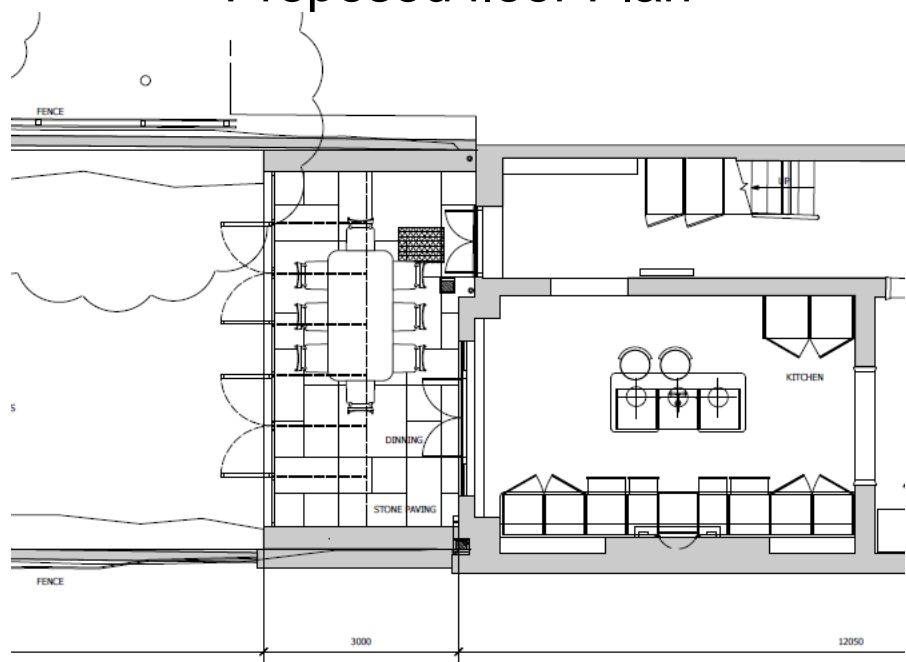
Rear elevation



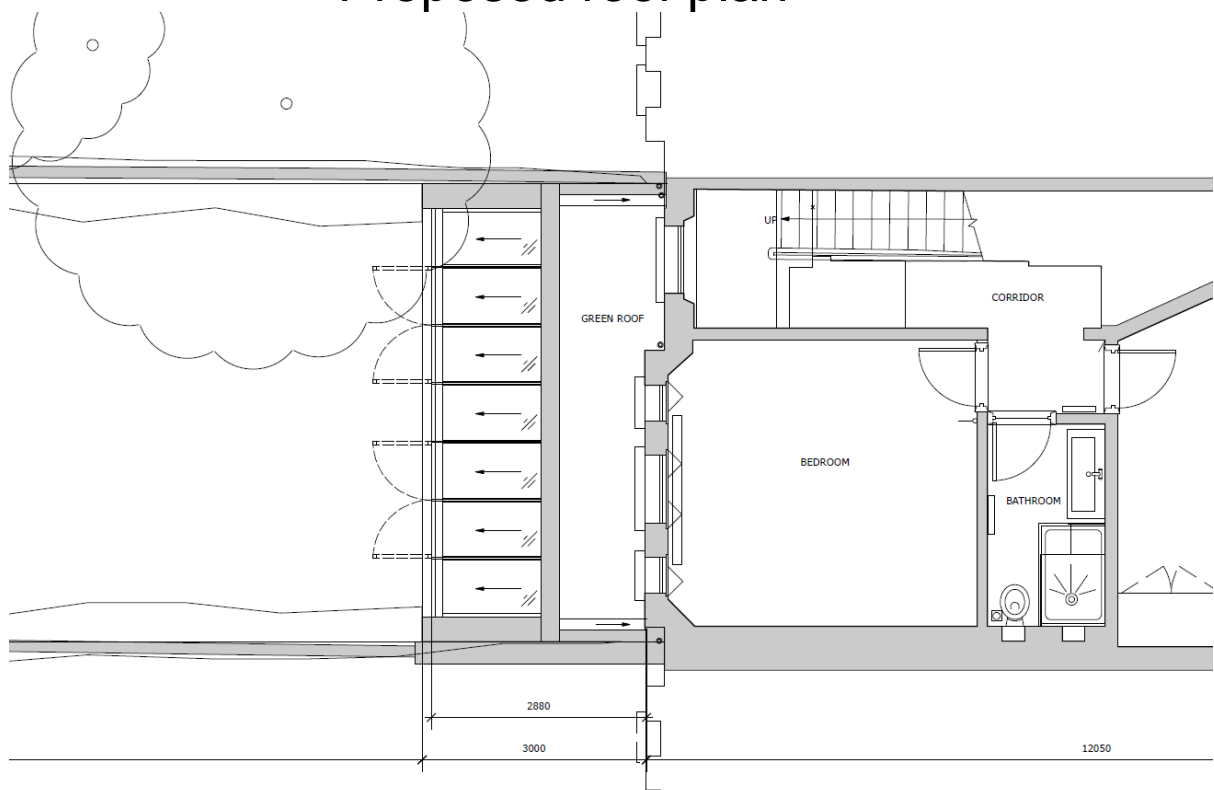
Proposed rear elevation



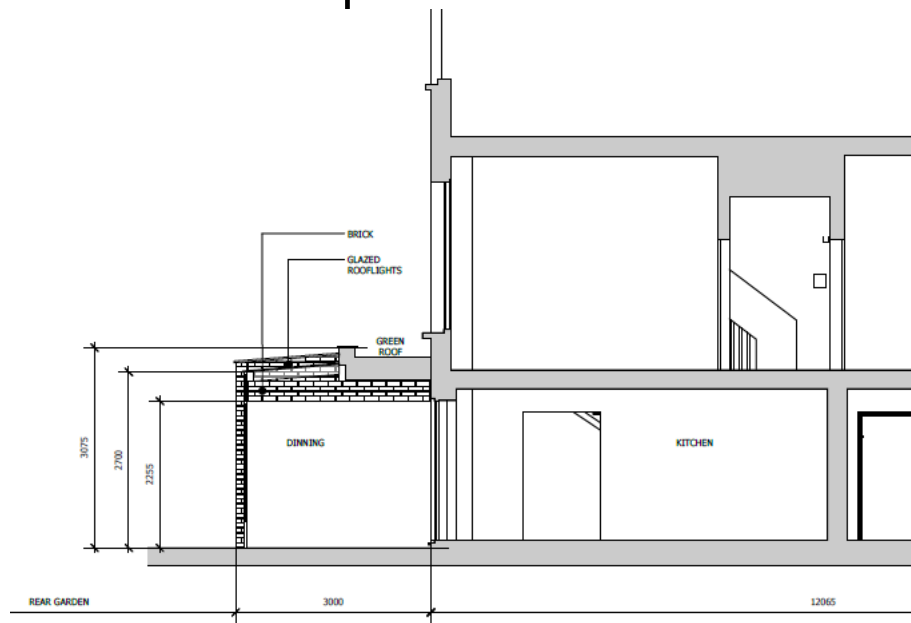
Proposed floor Plan



Proposed roof plan



Proposed section



PROPOSED GA SECTION

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		16/07/2025	
		N/A / attached		Consultation Expiry Date:		22/06/2025	
Officer				Application Number(s)			
Matthew Kitchener				2025/2180/P			
Application Address				Drawing Numbers			
Flat 1 – 2 36 Elsworthy Road London NW3 3DL				See draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of rear glazed extension							
Recommendation(s):		Grant full planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses	00	No. of objections	00
Summary of consultation responses		Site Notice: displayed from 28/05/2025 – 21/06/2025 Press Notice: displayed from 29/05/2025 – 22/06/2025					
<i>(Officer's responses) in italics</i>		No objections were received from neighbours.					
Local Group Comments:		Elsworthy Road CAAC objection: <ul style="list-style-type: none"> There will be substantial light spillage to neighbouring residents since it covers the full width of the proposed extension. 					
<i>(Officer's responses) in italics</i>		These points are addressed in section 4.3 of the report.					

Site Description

The proposal involves the erection of a single storey rear extension. The property is a four-storey mid terrace dwelling sub-divided into flats. It is not listed but it is within the Elsworthy conservation area and is identified as making a positive contribution.

Relevant History

Application Site: None

38 Elsworthy Road

2012/4384/P - Erection of conservatory to rear elevation and a residential outbuilding within garden at rear of existing flat (Class C3) – **Granted 24/10/2012**

34 Elsworthy Road

PE9800529R1 - The erection of a conservatory at rear ground level and alterations to an approved side extension – **Granted 18/02/1999**

National Planning Policy Framework 2024

The London Plan 2021

Camden Local Plan 2017

D1 - Design

D2 - Heritage

A1 – Managing the Impact of Development

Camden Planning Guidance

CPG Design (2021)

CPG Home Improvements (2021)

Elsworthy Road Conservation Area Appraisal and Management Strategy 2009

Draft Camden Local Plan

A [Submission Draft Camden Local Plan](#) (updated to take account of consultation responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation). The Submission Draft is a significant material consideration in the determination of planning applications but still has limited weight at this stage.

Assessment

1. Proposal

1.1. Planning permission is sought for the erection of a glazed rear extension.

1.2. It is proposed to erect a flat roof rear glazed extension with solid brick parapet sides. The extension would have a mainly glazed roof with an element of green roof where it meets the host property. The extension measures 3.0m deep, 6.1m wide and 3.1m high. It would be of glazed and metal construction with brick party walls.

2. Assessment

2.1. The material considerations for this application are as follows:

- Design and Conservation - The visual impact upon the character and appearance of the host property, streetscene, local area and the Elsworth Conservation Area.
- Amenity - The impacts of the scheme on any neighbouring occupier.

3. Design and Conservation

3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments, including where alterations and extensions are proposed. Policy D1 of the Local Plan requires development to be of the highest architectural and urban design quality which improves the function, appearance, and character of the area. The Council welcomes high quality contemporary design which responds to its context. Camden's Local Plan Document is supported by Supplementary Planning Guidance CPG (Design).

3.2. Local Plan Policy D2 states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. To comply with Policy D2, extensions and alterations to historic properties should integrate with and enhance the host building and not be dominant or obtrusive.

3.3. It is proposed to erect a flat roof rear glazed extension with solid parapet sides. The extension measures 3.0m deep, 6.1m wide and 3.1m high. Sufficient garden space will be maintained. It will be constructed in brick to match the host property with metal crittal style framed glazing on the rear fenestration and on 50% of the roof. The remaining roof will form a living roof. The design and appearance is considered appropriate in this rear location and would not appear out of keeping with the appearance and pattern of rear development of the existing dwelling and wider terrace.

3.4. The proposed work will not result in the removal of any of the trees within the rear garden and a condition is proposed to protect the trees during the construction process.

3.5. The rear extension's location, materials, design and scale ensures that it does not appear as a dominant or incongruous addition at the rear of the property. The design of the proposed extension is therefore considered to preserve the character and appearance of the conservation area in this mid terrace location complying with policies D1 and D2 of the Camden Local Plan and the Elsworth Road Conservation Area Statement...

4. Amenity

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. The neighbouring property at No. 34 already benefits from a rear conservatory extension that projects approximately 4.0m at the rear and is set in from the boundary by around 0.3m. The extensions scale and relationship with neighbouring windows would prevent a loss of light or outlook. No. 38 also has an existing rear extension that projects approximately 3.5m from the rear directly on the boundary with No. 36. The nearest window in this rear extension is set in approximately 1.5m from the boundary and therefore the siting of the proposed extension is not considered to impact on the daylight to the rear of the property. The extension is not considered to give rise to any overlooking concerns, or any additional loss of daylight due to the presence of rear extensions on both of the adjoining properties at ground floor. Due to the nature of the external works, it is considered that the proposal would not result in any undue harm to the amenities of neighbouring occupiers.
- 4.3. The Elsworthy Road CAAC have objected due to concerns over light spill to neighbouring properties however it should be noted that the neighbour at No. 34 already has a conservatory style extension and the other neighbour at No. 38 has a rear extension with a large roof light. Both of these already cause a degree of light spill and it is not considered that this proposal would unduly exacerbate the situation. The extension would be at lower ground floor level and light spill would be consistent with a domestic property in a residential area where such extensions are fairly typical. The roof form mitigates the light spill by incorporating a solid living roof section closest to the building.
- 4.4. In light of the above, the works would not have any significant impact on the amenity currently enjoyed by neighbouring residents and would therefore comply with Policy A1 of the Camden Local Plan 2017.

5. Conclusion and Recommendations

- 5.1. In conclusion, the proposed works would preserve the character and setting of the host building and the character and appearance of this part of the Elsworthy Conservation Area and would not unduly impact on the residential or visual amenity of the surrounding area. As such, the proposals are considered to accord with the requirements of Policies A1, A3, D1, and D2 of the Camden Local Plan as well as the aims and objectives of the Elsworthy Conservation Area Statement 2009. It is therefore recommended that planning permission be granted subject to relevant conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14th July 2025, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2025/2180/P
Contact: Matthew Kitchener
Tel: 020 7974 2416
Email: Matthew.Kitchener@camden.gov.uk
Date: 2 July 2025



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

Clifton Interiors Limited
168 Regents Park Road
London
NW1 8XN
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**Flat 1-2
36 Elsworthy Road
London
Camden
NW3 3DL**

Proposal:

Erection of a conservatory structure at the rear.

Drawing Nos: Design & Access Statement, PL_PR_03 Rev 0, PL_PR_02 Rev 02, PL_PR_04 Rev 02, PL_PR_01 Rev 02, PL_OS_01 Rev 0, PL_EX_03 Rev 0, PL_EX_02 Rev 0, PL_EX_01 Rev 0, BS 5837 Arboricultural Report & Impact Assessment dated 10 Feb 25.

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: Design & Access Statement, PL_PR_03 Rev 0, PL_PR_02 Rev 02, PL_PR_04 Rev 02, PL_PR_01 Rev 02, PL_OS_01 Rev 0, PL_EX_03 Rev 0, PL_EX_02 Rev 0, PL_EX_01 Rev 0, BS 5837 Arboricultural Report & Impact Assessment dated 10 Feb 25.

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 policies 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 document entitled "BS 5837 Arboricultural Report & Impact Assessment" by 'Crown Tree Consultancy dated 10 February 2025 ref. 012142. 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.

- 5 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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.

- 4 Biodiversity Net Gain (BNG) Informative (1/3):
The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because the proposal is a minor application within exemption threshold.

- 5 Biodiversity Net Gain (BNG) Informative (2/3):

+ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
 - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
 - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
 - The application is a Householder Application.
 - It is for development of a "Biodiversity Gain Site".
 - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
 - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (3/3):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

+ The effect of section 73(2D) of the Town & Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

+ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Chief Planning Officer