

Application ref: 2023/2096/P  
Contact: Kristina Smith  
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Date: 19 February 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)

[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

My-architect  
Unit Number 213  
The BusWorks  
North Road  
London  
N7 9DP

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**111 Chetwynd Road**  
**London**  
**NW5 1DA**

Proposal: Erection of single storey rear and side infill extension to ground floor flat.

Drawing Nos: Location Plan; 383/01/200 (P03); 383/01/201 (P03); 383/01/202 (P03); 383/01/400 (P03); 383/01/200 (P03); 383/03/201 (P03); 383/03/202 (P03); 383/03/400 (P03); 383/03/500 (P03); 383/03/501 (P03); Tree Survey and Arboricultural Impact Assessment ref. 23\_5837\_08\_19 dated 18/09/2023 by ROAVR GROUP; Design and access statement prepared by My-architect dated July 2023; Impact Assessment prepared by Sunlight Assessments UK (received 13/02/2024)

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: Location Plan; 383/01/200 (P03); 383/01/201 (P03); 383/01/202 (P03); 383/01/400 (P03); 383/01/200 (P03); 383/03/201 (P03); 383/03/202 (P03); 383/03/400 (P03); 383/03/500 (P03); 383/03/501 (P03); Tree Survey and Arboricultural Impact Assessment ref. 23\_5837\_08\_19 dated 18/09/2023 by ROAVR GROUP; Design and access statement prepared by My-architect dated July 2023; Impact Assessment prepared by Sunlight Assessments UK (received 13/02/2024)

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 and policies DC1, DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020..

- 4 Prior to the commencement of works on site, tree protection measures shall be installed and working practices adopted in accordance with the Tree Survey and Arboricultural Impact Assessment ref. 23\_5837\_08\_19 dated 18/09/2023 by ROAVR GROUP. 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 London Borough of Camden Local Plan 2017.

- 5 No development shall take place until full details of hard and soft landscaping including details of a replacement tree have been submitted to and approved in writing by the Local Planning Authority. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any

case, by not later than the end of the following planting season, with others of similar size and species.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 The flat roof of the single storey rear extension approved under 2023/2096/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed 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 proposal involves extending the property to the rear at ground floor level to provide additional accommodation for an existing flat. The overall bulk of the extension is broken up through projecting and recessed elements that respect the original building form. Though a large extension when taken together with the existing non-original rear extension, the massing is commensurate with other nearby and recent examples of rear extensions, for example no.103. The proposal would therefore not disrupt the pattern of rear development.

The extension would be constructed in matching brickwork and be fenestrated with aluminium framed doors and windows. Natural light would be able to reach the centre of the floorplan via a small courtyard area.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers. It is separated from no.113 by a side pathway and the additional massing is not proximate to this property's windows. The additional massing on the boundary with no.109 complies with the 45 degree line test in elevation but not in plan and therefore a daylight and sunlight impact assessment was requested. The assessment demonstrates that the 3 ground floor windows of no.109 would meet the BRE guidance and therefore no noticeable reductions in daylight would be experienced. For sunlight, no windows are orientated within 90 degrees of due south and are therefore not eligible for testing. A condition will be placed on the application to ensure that the flat roof will not be used as a roof terrace to mitigate any impacts on privacy or overlooking.

The scheme involves the removal of T1, a small Laburnum tree in the rear garden of the property. The is of low visibility from the public realm and is not considered to significantly contribute to the character and appearance of the conservation area.. The loss of amenity and canopy cover can mitigated through replacement planting and conditions are attached to firstly ensure tree protection measures are carried out in accordance with the submitted Tree survey and Arboricultural Impact Assessment and secondly to receive details of

proposed replacement.

A comment has been received from the owner of a flat within the building relating to lack of notification, light pollution from rooflights, prevention of further extension at upper levels and also the loss of a communal toilet and external tap. In response: the applicant has signed Certificate B to certify that requisite notice has been served to all other owners; the rooflights are not considered to be an excessive number or scale; all planning applications are considered on their own merits; and the loss of the aforementioned facilities is a civil matter and not a planning consideration.

The planning history of the site has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the Dartmouth Park 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.

As such, the proposed development is in general accordance with policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and policies DC1, DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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](http://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-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 above the printed name and title of the signatory.

Daniel Pope  
Chief Planning Officer