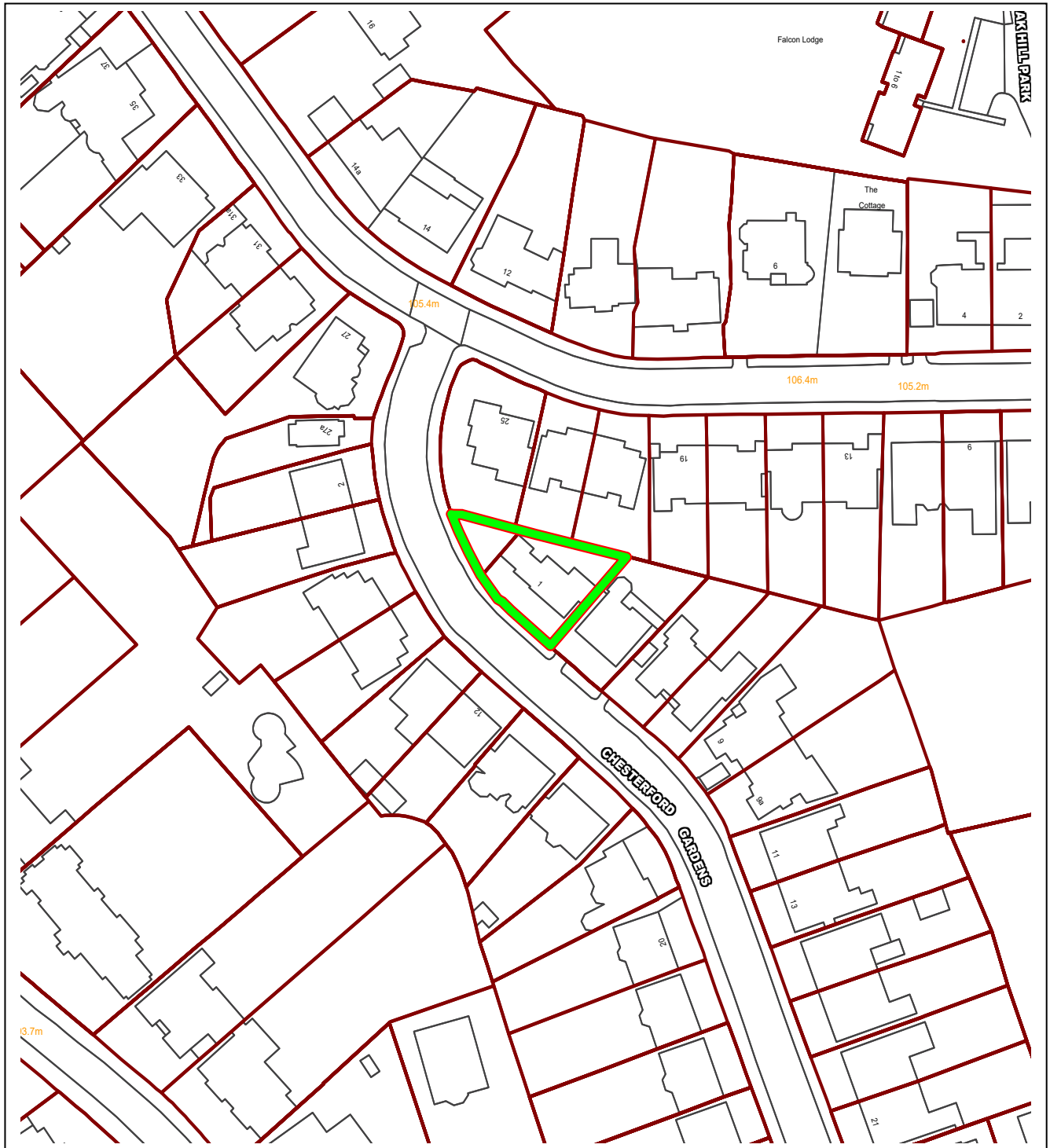


# 2021/4168/P - 1 Chesterford Gardens, London, NW3 7DD



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

## Photos



Front elevation and drive



Side elevation of garage





April 2019

View from the street



Existing rear view, showing properties to the rear are almost two storey higher in height

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>21/10/2021</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>27/10/2021</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Jaspreet Chana				2021/4168/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
1 Chesterford Gardens London NW3 7DD				<i>See draft decision notice</i>			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Details pursuant to Condition 4 (Cycle store), 5 (Bin Store), Condition 6a) (Windows, doors), 6b (Facing materials), and Condition 7 (Details of replacement boundary wall) granted under planning reference 2020/1502/P dated 13/08/21 for Alterations and extension to existing garage to create a 2 bedroom residential dwelling.							
<b>Recommendation:</b>		<b>Grant approval of details</b>					
<b>Application Type:</b>		Approval of Details					

<b>Conditions or Reasons for Refusal:</b>	<b><i>Refer to Draft Decision Notice</i></b>			
<b>Informatives:</b>				
<b>Consultations</b>				
<b>Summary of consultation:</b>	None			
<b>Adjoining Occupiers:</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>	None			
<b>Heath &amp; Hampstead Society:</b>	<p>A letter of objection was received on behalf of The Heath &amp; Hampstead Society. Their comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• The plans proposed the side wall is left as it is in its new non-consented vertical formation, in full view of the road. On checking back, I see that the s106 conditions do not mention the side wall.</li> <li>• Having gone back to the webcast of the planning meeting on 8<sup>th</sup> July Alex Bushell is heard saying: ‘the bit of wall that was removed was here, and that’s actually shown on this revised proposal. So the red line (his cursor moves up and down the red line that shows the original pre-2020 position of the side wall) shows where it was before, where unauthorised works took place. To reinstate the wall as it was, and that would give an opportunity for the bike and bin store to be concealed behind that, which we think is a benefit’.</li> <li>• If Alex did mean that the bin and bike store would be concealed behind merely the reinstated from wall (with the side wall retained as now), then this is incorrect. The size of the opening, though narrower than now, is still wide enough to give full view of these stores from long views of the road and pavement of Chesterford Gardens: certainly not concealed. This is unacceptable in a conservation area.</li> <li>• I would be grateful if you could look into the written condition as this is different to what was discussed with me on the day before the planning meeting.</li> </ul> <p><u>Officer’s response:</u> Please see section 2.11 below.</p>			

## Site Description

No.1 is a three storey brick built large detached dwellinghouse located on the north-east side of Chesterford Gardens and is split into 3 self-contained flats. The surrounding area is predominantly residential consisting of similar 19th Century houses of various size and design.

The subject property falls within Redington and Frognal Conservation Area, it is not listed but is noted as a positive contributor to the area.

## Relevant History

The planning history for the application site can be summarised as follows:

**2020/1502/P** - Alterations and extension to existing garage to create a 2 bedroom residential dwelling – Granted subject to section 106 legal agreement – 13/08/2021.

### Tree applications on 1 Chesterford Gardens:

- **2020/1293/T** - FRONT GARDEN: 2 x Leyland cypress - Reduce height by up to 3m and sides by up to 2m. REAR GARDEN: 1 x Bay - Fell to ground level – No objection to works to trees in CA – 23/04/2020.
- **2020/2053/T** - SIDE GARDEN: 2 x Unknown Species - 2m crown reduction - No objection to works to trees in CA – 03/06/2020.
- An enforcement complaint concerning the partial demolition of a wall and the widening of a hardstanding area was investigated in March 2020; however it was not considered expedient to pursue enforcement action.

## Relevant policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- **A1** Managing the impact of development
- **D1** Design
- **D2** Heritage
- **DM1** Delivery and monitoring

### Camden Planning Guidance:

- CPG Design (2021)
- CPG Home Improvements (2021)

### Conservation Statements:

- Redington and Frognal Conservation Area Statement (2000)
- Redington and Frognal Neighbourhood Plan (2021)

## Assessment

### 1. The proposal

1.1. Planning permission was granted under application 2020/1502/P for alterations and extension to existing garage to create a 2 bedroom residential dwelling. This application seeks to discharge the following conditions:

- Condition 4 (Cycle store)
- Condition 5 (Bin Store)
- Condition 6a) (Windows, doors) 6b) (facing materials) and;
- Condition 7 (Details of replacement boundary wall)

### 2. Assessment

#### Condition 4 (Cycle store):

- 2.1. The submitted front site plan indicates that the cycle store would be located adjacent to the side of the driveway wall, behind the wooden bin store. The cycle store would be of the metal box variety, capable of accommodating 2 cycles and would provide a high level of security.
- 2.2. The details meet the requirements of Condition 4 and have been reviewed by the Council's transport officer who raised no objections, therefore the details are sufficient to discharge this condition.

#### Condition 5 (Bin store):

- 2.3. The submitted front site plan indicates that the bin store would be located adjacent to the side of the driveway wall, and would be behind the reinstated front boundary wall and the proposed cycle store on the other side. The store would be a triple bin store made of timber, be brown in colour, and would have openable doors and lids. The size, form, design, location and material would be considered acceptable.
- 2.4. The details meet the requirements of Condition 5 and are therefore sufficient to discharge this condition.

#### Condition 6a (Windows, doors) 6b (facing materials):

- 2.5. The submitted windows details show conservation casements in softwood timber painted in white RAL 9003 and would have a top swing window with an antique lead black aluminium spacer similar to the ones on the main dwelling.
- 2.6. The names of the brick and roof tile to be used have been submitted: Brick – Swanage Imperial Tyneham, restoration red. Code E4305A Size 228 x 109 x 68mm, Roof tile – Marley, restoration, rustic red.
- 2.7. The submitted door details for the entrance door would be made of softwood timber painted with raised glass panel above.
- 2.8. The submitted door details for the open cut door would be made of softwood timber painted glazed panelling in the middle of the doors and overhead.
- 2.9. The proposed facing materials and windows details would preserve and enhance the character and appearance of the host building and would therefore be considered acceptable.
- 2.10. The Council's Conservation officer has reviewed the documents provided and raised no objections to the proposed material detailing and of the external facing materials. Officers are

satisfied that the detail submitted would be in accordance with Condition 6 (a) and (b) and therefore the condition can be discharged.

**Condition 7 (Details of replacement boundary wall):**

- 2.11. The condition required to reinstate the boundary wall on the highway boundary to match the existing wall prior to unauthorised works taking place. A proposed plan has been submitted (20053 005 Rev A) showing the proposed front yard. The wall reinstated would be 2m in width and is to attach to the existing boundary and side walls, the materials would include part brick – Swanage Imperial Tyneham – restoration red Code E4305A and part reused clinker, the original clinker taken down from the front wall was re-used to build a rear wall in the garden this would be taken down and made back into the front wall that will match the panel and pier with coping stone to the existing front boundary wall. It is considered the details provided are sufficient to discharge planning condition 7.
- 2.12. Comments have been raised by the Heath and Hampstead Society stating that the plan details submitted don't correlate with the discussions had at planning committee when agreeing the condition. Under the unauthorised works the front boundary wall was partly demolished and set back over 2m, the brick pier was reduced in size and design, the side wall was set back slightly and straightened rather than remain curved, and the stone clinker panels had been reduced from 2 to 1. Within the original member's briefing report officers stated: *'having a look at all the comments and speaking with enforcement officers we have a joint view in that the works carried out to the boundary wall are minimal and cannot be called substantial, the works area also within the sites boundary and only appear marginally different than the existing situation'*. Therefore reinstating the front part of the boundary wall which was demolished was considered priority and the applicants agreed to reinstate this. The minor works carried out to the side wall are minimal and would be concealed within the front yard behind the new reinstated wall and would therefore not have a detrimental impact upon the host building or the surrounding conservation area.
- 2.13. The full impact of the proposed development has already been assessed by the planning permission ref. 2020/1502/P dated 13/08/2021.
- 2.14. As such, the details are in general accordance with Policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and policies SD1, SD2, SD4, SD5 and BGI 1 of the Redington and Frognal Neighbourhood Plan (May 2020). The details are also in general accordance with the London Plan 2021 and the National Planning Policy Framework 2021.

**3. Recommendation**

- 3.1. Grant discharge of conditions 4, 5, 6 a) b) and 7.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 17<sup>th</sup> January 2022, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2021/4168/P  
Contact: Jaspreet Chana  
Tel: 020 7974 1544  
Email: [Jaspreet.Chana@camden.gov.uk](mailto:Jaspreet.Chana@camden.gov.uk)  
Date: 11 January 2022

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

Phone: 020 7974 4444

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

Andy Tilsiter  
Ground Floor  
1 Ginsburg Yard  
Back Lane  
Hampstead  
NW3 1EW

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Approval of Details Granted

Address:

**1 Chesterford Gardens  
London  
NW3 7DD**

# DECISION

Proposal:

Details pursuant to Condition 4 (Cycle store), 5 (Bin Store), Condition 6a) (Windows, doors), 6b (Facing materials) and Condition 7 (Details of replacement boundary wall) granted under planning reference 2020/1502/P dated 13/08/21 for Alterations and extension to existing garage to create a 2 bedroom residential dwelling.

Drawing Nos: Details of reinstated boundary wall, Bin store detail, bike storage detail, windows and doors details (15/12/2021) Mumford & Wood, Marley restoration rustic red Roof tile, Clinker wall photograph.

The Council has considered your application and decided to grant permission.

Informative(s):

- 1 You are advised that all conditions relating to planning permission consent granted on (13/08/21 Ref.2020/1502/P) which need details to be submitted, have been approved.

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

Chief Planning Officer

**DRAFT**

**DECISION**