

Application ref: 2024/2104/P  
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Date: 30 July 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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David Money Architects  
Unit Z 23 Alphabet Mews  
London  
SW9 0FN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:

**Flat A**  
**11 Chesterford Gardens**  
**London**  
**NW3 7DD**

Proposal:

Variation of condition 3 (approved plans) of planning permission 2021/0801/P dated 03/09/2021 (for the erection of a single-storey rear extension, alteration to the front boundary wall, reposition of the front main entrance door and stair to the house. Installation of replacement front garage door and front bin store), namely to increase the depth of the rear extension and to widen the front drive.

Drawing Nos:

As existing: 2.03.01; 2.03.02; 2.04.01; 2.05.01; 2.05.02.

As approved: 2.12.01; 2.12.02A; 2.13.01A; 2.14.01A; 2.14.02A.

As proposed: 2.12.01C; 2.12.02D; 2.13.01B; 2.14.01B; 2.14.02B.

Supporting documents: Design and Access Statement Rev A (prepared by David Money Architects, dated May 2024); Site Location Plan.

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 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 and Policies SD5 and SD6 of the Redington Froggnal Neighbourhood Plan 2021.

- 3 For the purposes of this decision, Condition 3 of planning permission 2021/0801/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan; 2.03.01; 2.03.02; 2.04.01; 2.05.01; 2.05.02; 2.12.01C; 2.12.02D; 2.13.01B; 2.14.01B; 2.14.02B; Design and Access Statement Rev A (prepared by David Money Architects, dated May 2024).

Reason:

For the avoidance of doubt and in the interest of proper planning.

- 4 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan (drawing number '2.12.02D' shall be submitted to and approved in writing 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 D1, D2, and A3 of the London Borough of Camden Local Plan 2017 and Policies SD1, SD4, and SD5 of the Redington Froggnal Neighbourhood Plan 2021.

- 5 The flat roof of the single storey ground floor rear extension hereby approved (as shown in drawing '2.12.02D') shall not be used as a roof terrace, sitting out area, or other amenity space.

Reason: To safeguard the amenities of the adjoining neighbours in accordance with the requirements of Policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission:

The application is for minor amendments to planning permission 2021/0801/P for the erection of a single storey rear extension, alteration to the front boundary wall, reinstatement of the front main entrance door and stair to the house and installation of replacement front garage door and front binstore. The proposed amendments include increasing the depth of the rear extension by approximately 1.1m and widening the front drive by approximately 0.35m.

The rear extension granted by the previous permission measured approximately 5.69m in depth. The proposed change would increase the depth to approximately 6.79m, resulting in an increase of 1.1m. The height and width would remain as already approved. The front drive is proposed to be widened by approximately 0.35m by decreasing the width of the side passage access steps.

The revisions are minor in nature and are not considered to harm the character and appearance of the site or the conservation area. The increased depth of the rear extension would not result in the addition being overly dominant, overbearing, or insubordinate to the host building and would not extend further than existing consented extensions nearby, such as that at no.19 (approved under ref. 2005/1389/P). The amendment would not decrease the amount of permeable surfacing or soft landscaping, and the roof of the extension would still be a living roof, as with the approved application.

The widening of the front drive by 0.35m is considered a very minor alteration and would further contribute to the reinstatement and enhancement of the property's front elevation and character and appearance. The widening of the drive would not result in the loss of soft landscaping, and would not increase the amount of on-site parking. The impact of the amendments on the building and conservation area would therefore be minimal and are acceptable.

The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

As with the approved extension, the amendments are not considered to introduce new amenity impacts, including by way of loss of outlook, daylight, or privacy. Given the rear extension's orientation, the boundary treatment, and the positioning of the neighbouring properties in relation to the host property, there would not be expected to be any significant overbearing impact or harmful impact in terms of privacy or light availability. The increased glazing on the

south elevation would not have an adverse impact on overlooking as it would largely be screened by the existing boundary fence, and a condition would ensure that the roof of the extension is not used as amenity space.

The full impact of the proposed development has already been assessed under planning permission 2021/0801/P. In the context of the permitted scheme, it is considered that the amendments consist of modest changes and would have a minor material effect on the approved development and would continue to preserve the character and appearance of the host and neighbouring buildings, as well as the wider Redington Froggnal Conservation Area.

One comment was received, which noted the re-opening of access via the main front door should not destroy or damage in part the front wall facing the road. While works to the front wall were approved under the original application, this variation does not propose any changes to the consented alterations in respect to the front wall.

The Redington Froggnal Neighbourhood Forum originally objected to the application, but withdrew their objection following the inclusion of a blue-green roof in plans that would address SuDS issues, as well as further planting within the front garden.

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

As such, the proposal is in general accordance with Policies A1, A3, D1, and D2 of the London Borough of Camden Local Plan 2017 and Policies SD1, SD2, SD4, SD5, and SD6 of the Redington Froggnal Neighbourhood Plan 2021. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2023.

- 3 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).
- 4 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.
- 5 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 2023.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer