

Mr Robert Smith  
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B5 5SE

Application Ref: **2014/7543/P**  
Please ask for: **Olivier Nelson**  
Telephone: 020 7974 **5142**

10 February 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**22 Chesterford Gardens**  
**London**  
**NW3 7DE**

Proposal:  
Erection of single storey rear extension at lower ground floor level  
Drawing Nos: 3712-1, 3712-10, 3712-23C, 3712-30, 3712-31; 3712/35

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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 3712-1, 3712-10, 3712-23C, 3712-30, 3712-31, 3712/35

Reason:

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

Informative(s):

- 1 The lower ground floor rear extension would appear secondary to the host building in terms of form, scale and proportions. The extension would match the host property in terms of materials and fenestration details, which are considered appropriate in a conservation area. Due to the size and location of the proposed extension and orientation, it would not harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

Although the extension would extend beyond the rear building line of other properties in the street, given the dwellings are detached and a large garden area would be retained, the proportions of the extensions are considered acceptable. The extension would not detract from the existing bays at first floor level. It is noted a neighbouring property (No.18) was granted permission for a rear conservatory which extends further than the current proposal and this was not considered to harm the bay above. Furthermore, the location of the extension at the rear of the property would mean limited impact on the conservation area as it would not be visible from the streetscene.

No objections have been received prior to making this decision following statutory consultation, including a press and site notice. . The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).

- 3 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 are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson  
Director of Culture & Environment