

PLANNING STATEMENT

FLAT B, 17 CHESTERFORD GARDENS
01/07/2015



Fig. 1. Photograph taken above Chesterford Gardens, showing the context of the semi detached houses roof terraces within the gardens of Hampstead

Planning Statement

This planning statement has been prepared by Urban Projects Bureau Ltd (UPB) to accompany an application for planning permission, for works to flat b, 17 Chesterford Gardens, submitted to the London Borough of Camden.

The proposals have been subject to a rigorous design development process, based on a detailed analysis of the context, planning policy and design constraints, and have already been discussed with London Borough of Camden via telephone conversation (records of this conversations are included as part of this planning statement. Refer to Appendix A).

The proposal involves the slight alteration of the rear facade at 17 Chesterford Gardens. The works include the replacement and enlargement of the two central existing sash window of the bay window at Flat b, and the addition of two Juliette balconies.

Site & Context

The Site is located within the residential area to the west of Hampstead village, between Hampstead tube station and Finchley Road, on Chesterford Gardens. It is within the Conservation area of Redington and Frognal.

The character of the area is residential with tree lined street and large rear gardens which are invisible to the streetscape.

17 Chesterford Gardens is a semi-detached property attached to n.15. The house is a three storey red brick structure. Flat B is situated on the first floor.

Proposal

The proposal involves the slight alteration of the rear facade at 17 Chesterford Garden.

Flat b has generous rooms, yet deep which means the rooms are dark and do not allow for the daylight and the rear garden to enter into the rear rooms. Flat b overlooks the rear garden of 17 Chesterford Gardens, however there is no overlooking upon the existing rear elevation, or access.

The proposal is sympathetic to the Conservation Area and does not affect the amenity of any neighbour and will be of a high quality design, respectful to the existing character of the property.

Site Photographs



Fig.2. Existing front Elevation of 17 Chesterford Gardens. Photo taken from across the street on Chesterfors Gardens.



Fig. 3. Existing rear elevation. Photo taken from existing private garden looking back to house. Photographed supplied by the ground floor flat.

Appendix

URBAN PROJECTS BUREAU

Record of Telephone Conversation

PROJECT	0042_17 Chesterford Gardens
REF	UPB_0042_3.1_150610_PLANNING_telcon
DATE	10/06/2015
UPB	NBL
TELCON	John Nichols (JN), Camden Planning

- UPB received a call back from Camden Council Planning department to discuss planning for 17 Chesterford Gardens, in regards to internal works, services and rear window opening.
- JN advised 17 Chesterford Gardens is in 'Redington and Froggnal Conservation area'
- UPB asked if planning is required for all internal works, including the moving of walls (structural and non-structural), kitchens and bathrooms.
- JN advised that no planning permission is required for all internal works.
- UPB asked if planning permission is required for the insertion of ventilation vents, flue vents and services.
- JN advised that no planning permission would be required as long as appropriate materials are used, suitable for the building and conservation area. JN advised ventilation bricks should be prioritized when possible and should be installed preferably on the rear side of the property.
- UPB requested further information regarding the requirements for the enlargement of the rear bay window overlooking the garden.
- JN advised that a full planning application is required for all works regarding the alteration of the rear elevation.
- UPB described the property and asked if planning would be likely to be achieved for the rear window.
- JN advised that he does not know the road and property but considering the information provided and the description of the property, if no other similar openings are existing or proposed, then the window would be refused on design grounds per se, because of the impact to the elevation.
- UPB asked if the rear window would be granted planning if an application were issued.
- JN advised that he cannot determine whether or not planning would be granted unless an existing and proposed elevation were provided.
- UPB requested the time frame required for a planning application.
- JN advised that there is a current backlog in applications of 3 weeks. JN described the planning procedure.
 - The current backlog means the validations are delayed
 - The application is attributed to an officer.
 - The officer can determine if the application can be approved.
 - The officer will contact the applicant to discuss the proposal if there is a chance of obtaining planning
 - If it is unlikely to achieve planning, the officer will contact the applicant and advise the decision in order for the applicant to choose whether to withdraw the application and obtain a partial refund on the application fee or whether to continue with the application and most likely be refused.
 - If an application is refused then the application can be appealed.

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