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Application Ref: **2015/3380/P**
Please ask for: **Shane O'Donnell**
Telephone: 020 7974 **2944**

27 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Chesterford Gardens
London
NW3 7DE

Proposal:
Erection of a rear terrace including relocation of existing staircase and alterations to fenestration.

Drawing Nos: Location Plan, MAT/CG/01 REV C, MAT/CG/02 REV C, MAT/CG/03 REV C, MAT/CG/04 REV C, MAT/CG/06 REV C, MAT/CG/07 REV C, SK05 26/08/15, Design and Access Statement.

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: Location Plan, MAT/CG/01 REV C, MAT/CG/02 REV C, MAT/CG/03 REV C, MAT/CG/04 REV C, MAT/CG/06 REV C, MAT/CG/07 REV C, SK05 26/08/15, Design and Access Statement.

Reason:

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

- 4 Prior to the first use of the proposed roof terrace, the proposed timber screen as per the attached plans hereby approved shall be erected and permanently maintained alongside the shared boundary between No. 8 and No. 6 Chesterfield Gardens at the floor level of the proposed roof terrace.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is to erect a rear terrace including relocation of the existing staircase and alterations to the rear fenestration. Given the siting of the proposed development, it is considered that the proposed development would not be out of keeping with the host dwelling, the surrounding area, or the Redington Froggnal Conservation Area. It is also considered that that proposed development would not result in a detrimental impact on neighbouring amenities.

The development could have some negative impact in terms of creating overlooking views of neighbouring windows and neighbouring amenities. However the nearest neighbouring buildings to the rear of the application site are approximately 65 metres from the proposed development and there is vegetative

screening on the rear boundary of the application site to help prevent overlooking of neighbouring amenity space to the rear of the proposed terrace. The rear wall and rear amenity space of neighbouring property No. 10 Chesterfield Gardens is set at an oblique angle and also screened from overlooking views from the proposed by boundary vegetation and the existing built form.

The adjoining property No. 6 Chesterfield Gardens has an existing rear terrace that mirrors the proposed development. It is considered that No. 6's rear amenity space and rear facing windows would be preserved from overlooking by the placing of screening at the proposed terrace level alongside the shared boundary between the application property and No. 6 Chesterfield Gardens. Given the siting of the proposed development and the existing and proposed screening, it is not considered that the proposed alterations would not have a detrimental impact on neighbouring amenities.

Given the proposed design and use of materials, it is considered that the proposed development would be an acceptable to the host building, surrounding area, and Redington Frogna Conservation Area.

2 objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

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 March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 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 Compliance and Enforcement team [Regulatory Services], 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment