

Ms Helen Bowers
Helen J Bowers Architect
Unit 2 Spectrum House
32-34 Gordon House Road
London
NW5 1PL

Application Ref: **2015/6969/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

7 April 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
78 Chetwynd Road
London
NW5 1DH

Proposal:
Erection of a single storey ground floor rear extension, following demolition of existing rear extension.
Drawing Nos: 01 REVC, 02 REVF, 03 REVK, 04 REVL and 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

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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 01 REVC, 02 REVF, 03 REVK, 04 REVL and Site Location Plan.

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

Informative(s):

- 1 Reason for granting planning permission:

The proposed single storey infill extension to the rear at ground floor level would form a subordinate addition, following the demolition of the existing lean-to extension currently attached to the host building. The form, scale and bulk of the proposed extension have been reduced following officer's comment and the first floor extension has been omitted from the scheme. The extension would retain a reasonable amount of garden space approximately 6.9m in accordance with planning guidance CPG 1. There are similar designed infill rear extensions within the existing terrace. Therefore, the principle of the extension is acceptable in terms of design and appearance. The proposed rear addition would therefore respect the character and setting of the neighbouring properties.

The design of the extension is considered to be appropriate for this particular setting and would not detract from the uniformity of the host building and wider conservation area on account of the design and proportion. The views of the extension would also be contained within the terrace and would offer no visual impact from the public domain.

The rear door of the proposed extension would be glazed aluminium sliding doors, that would be appropriately divided into three parts with fixed panel that relates well with the positioning of the upper floor windows in terms of size, form and alignment. The proposed extensions and doors are considered to be of an appropriate design that abides with Camden Planning Guidance and would not detract from the character or appearance of the building nor have an adverse impact with the wider Dartmouth Park Conservation area in which it is situated.

The development would not exacerbate further amenity concerns. The existing lean-to extension has a parapet wall with sloping roof between 4.2 - 3.8m high, the current lean-to extension also has a staggered roof which measures approximately 2.6 - 2.2m in depth towards the rear combined the total depth is approximately 5.8m. The proposed extension would

approximately 5.6m deep and would be constructed with a flat roof that measures 3.4m in height. As such the proposal would not worsen the impact associated with loss of daylight/sunlight, outlook nor impact with the neighbours' sense of enclosure, contributes to overlooking or loss of privacy.

The site's planning and appeal history has been taken into account when coming to this decision. And one objection was received, that is addressed in a separate report following statutory consultation.

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 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy 2010; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage), and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies 2010, policy 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -67 and 126 -141 of the National Planning Policy Framework 2012.

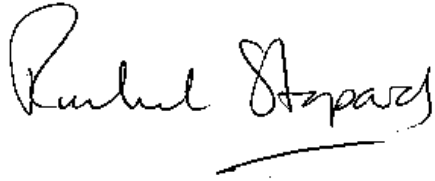
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 'Rachel Stopard'. The signature is written in a cursive style with a long horizontal stroke at the end.

Rachel Stopard
Director of Culture & Environment