

Mr Laurence Page  
35 a York Rise  
London  
NW5 1SP

Application Ref: **2016/1732/P**  
Please ask for: **John Diver**  
Telephone: 020 7974 **6368**

14 June 2016

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**13 Chester Road**  
**London**  
**N19 5DE**

Proposal:

Replacement of rear/side extensions with single story wraparound extension. Alterations to existing rear dormer. Installation/alteration of rooflights on main roof. Reinstatement of features to front elevation.

Drawing Nos: 1/33 dated 01/03/16; 2/33 dated 01/03/16; 3/33 dated 01/03/16; 4/33 dated 01/03/16; 5/33 dated 01/03/16; 6/33 dated 01/03/16; 7/33 dated 01/03/16; 8/33 dated 01/03/16; 9/33 dated 01/03/16; 10/33 dated 01/03/16; 11/33 dated 01/03/16; 12/33 dated 01/03/16; 13/33 dated 01/03/16; 19/33 dated 18/05/16; 20/33 dated 01/03/16; 21/33 dated 22/04/16; 22/33 dated 18/05/16; 23/33 dated 18/05/16; 25/33 dated 01/03/16; 26/33 dated 18/05/16; 28/33 dated 18/05/16; 31/33 dated 18/05/16; 32/33 dated 18/05/16; 33/33 dated 18/05/16;

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: 1/33 dated 01/03/16; 2/33 dated 01/03/16; 3/33 dated 01/03/16; 4/33 dated 01/03/16; 5/33 dated 01/03/16; 6/33 dated 01/03/16; 7/33 dated 01/03/16; 8/33 dated 01/03/16; 9/33 dated 01/03/16; 10/33 dated 01/03/16; 11/33 dated 01/03/16; 12/33 dated 01/03/16; 13/33 dated 01/03/16; 19/33 dated 18/05/16; 20/33 dated 01/03/16; 21/33 dated 22/04/16; 22/33 dated 18/05/16; 23/33 dated 18/05/16; 25/33 dated 01/03/16; 26/33 dated 18/05/16; 28/33 dated 18/05/16; 31/33 dated 18/05/16; 32/33 dated 18/05/16; 33/33 dated 18/05/16;

Reason:

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

- 4 Details, or samples of the materials, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the work is begun:

a) Manufacturer's specification details of all facing materials for the hereby approved dormer window (to be submitted to the Local Planning Authority).

The relevant part of the works shall be carried out in accordance with the details thus approved.

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.

Informative(s):

- 1 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).

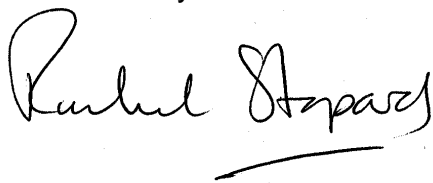
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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.
- 3 For a detailed discussion of the reasons for granting permission, please see the officer's report.
- 4 Trees at and adjacent to this site are not included within a Tree Preservation Order however may be protected by the provisions in section 211 of the Town and Country Planning Act 1990 (as amended) due to their location within a Conservation Area. The proposed development may encroach within the root protection area (as defined in BS5837:2012 Trees in Relation to design, demolition and construction-Recommendations) of several mature trees on/adjacent to the site. This permission confers no rights for any treatment (including any cutting of roots or branches) of any mature tree within a Conservation Area at or adjacent to the site without sending prior notification to the Local Authority. If any treatment is proposed, a 'section 211 notice' should be submitted, six weeks before carrying out work on such trees, unless an exception applies. You are reminded that it is a criminal offence to carry out or cause or permit unauthorised tree works or damage protected trees and a heavy penalty may be liable for such offences. Appropriate precautions should therefore be taken to ensure that no damage is caused to trees during development works.

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



Rachel Stopard  
Director of Supporting Communities

Director of Supporting Communities

