

Mr Jonathan Duffett
YARD Architects
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The Hop Exchange
24 Southwark Street
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Application Ref: **2016/5115/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

15 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Chetwynd Road
London
NW5 1BY

Proposal: Ground floor side/rear infill extension with glazed roof and replacement window on rear elevation

Drawing Nos: EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, PP-01, PP-02, PP-03A, PP-04C, PP-05C, PP-06B, PP-07B.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: EX-01, EX-02, EX-03, EX-04, EX-05, EX-06, EX-07, PP-01, PP-02, PP-03A, PP-04C, PP-05C, PP-06B, PP-07B.

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

- 3 Full details (including manufacturer's specifications) and/or a sample of the polished plaster/render as specified in the approved drawings shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The development shall thereafter be implemented only in accordance with the approved details, unless otherwise agreed in writing by the local planning authority. All other 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.

Informative(s):

- 1 Reason for granting planning consent - Delegated

The proposed side/rear infill extension would be located in the gap between the side/rear return of the two storey outrigger and the eastern site boundary. It would measure 5.7m in depth and 1.8m in width, 2.1m to the top of the parapet on the side boundary with a mono-pitched roof rising to a maximum height of 2.9m. The extension would be constructed with a matching stock brick on the side elevation, polished plaster/render on its rear elevation, aluminium framed windows and a glazed roof. Details/samples of the polished plaster/render would be reserved via planning condition. A replacement aluminium framed window would be installed on the rear elevation of the existing outrigger.

The proposed extension is considered to be subordinate and would respect the layout and form of the existing dwelling. It is also in keeping with similar extensions in the prevailing pattern of development including the recent extension at no. 16 Chetwynd Road under ref: 2014/2091/P. Given the above and the location of the development to the rear at ground floor level only, it is considered that the proposal would preserve the character and appearance of the Dartmouth Park Conservation Area.

In terms of impact upon amenity, the proposed extension would be located adjacent to a neighbouring window at no. 20 Chetwynd Road. Whilst it is acknowledged that this would result in a minor loss of outlook and result in an increased sense of enclosure/tunnelling affect, it is not expected to be of a significant level given the low height of the proposed extension (which would be 2.4m above the floor level of the adjacent property to the top of the parapet, which

is only 400mm than a boundary wall that could be built under permitted development rights) and the fact the adjacent window would retain a clear south eastern aspect. The ground floor unit at no. 20 benefits from a front room with a large bay window that is unobscured and a rear garden. It also has side facing windows within its outrigger element but it is noted that this area is dual aspect and benefits from windows on the rear elevation. The development includes a glazed roof and glazing on its rear elevation. Any resulting impact from light or noise pollution would likely be minor. Overall, it is considered that the development would not result in any undue harm to the living conditions of neighbouring occupiers.

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

The objections received and the planning history of the site has been taken into account when coming to this decision. A consultation summary has been uploaded as a separate document.

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 the London Plan 2016 and the National Planning Policy Framework.

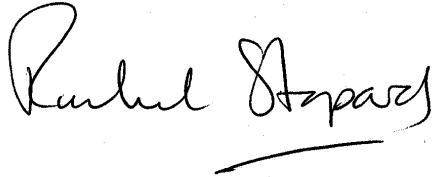
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard
Executive Director Supporting Communities