

Application ref: 2018/0857/P
Contact: Thomas Sild
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Date: 11 May 2018

Development Management
Regeneration and Planning
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Prof Michael Green
13 Chesterford Gardens
LONDON
NW3 7DD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
13 Chesterford Gardens
LONDON
NW3 7DD

Proposal:
Alteration of the front boundary wall including reinstatement of opening and front steps;
Creation of a bin store area, alterations to retaining walls and other hard landscaping

Drawing Nos: Site Location Plan, 1801:02A,1801:03, 1801:04

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan, 1801:02A, 1801:03, 1801:04

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed alteration of the front boundary wall will reinstate a previous opening which had been infilled, as well as rebuild and alter retaining walls in the front garden. The proposed bin store, will sit behind the front boundary wall and will involve the excavation of a small area of front garden. This area is set away from both the host building and the closest significant tree.

Brick has been proposed to match the existing red brick walls and host building facing, with some sections of blue brick edging as can be seen on similar retaining walls along Chesterford Gardens.

Plans were revised to include close boarded timber bin store gates to reduce visibility of the bins from the street through the boundary opening. Overall, the proposals are considered to preserve the character of the host building and surrounding conservation.

Given the siting, scale and general nature of the proposals they are not considered to result in significant amenity impact on neighbouring occupants.

No objections were received prior to making this decision. The planning history of the site and surrounding area were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposals are in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017, and policy DH1 and DH2 of the Hampstead Neighbourhood Plan. The proposed development also accords with the policies of the London Plan 2016 and National Planning Policy Framework.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

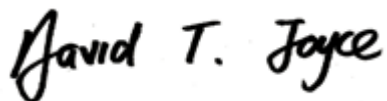
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Director of Regeneration and Planning