

Application ref: 2018/0703/P
Contact: Leela Muthoora
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Date: 18 May 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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Alex Taylor
Matthew Springett Associates
70 Hatton Garden
London
EC1N 8JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
42 Chetwynd Road
London
NW5 1BY

Proposal:
Erection of a single storey rear extension following demolition of existing extension.

Drawing Nos: Design & Access Statement 181-D01a 180328, (181-)100, 200 revA, 205, 210 revA

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 Design & Access Statement 181-D01a 180328, (181-)100, 200 revA, 205, 210 revA.

Reason:

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

Informative(s):

- 1 Reason for granting permission

The proposed single storey rear extension is subordinate in scale and location to the three-storey host building. It would respect the original design and proportions of the building and existing rear extensions of neighbouring buildings. The proposal seeks to replace the existing extension to the same height and depth beneath the existing boundary walls therefore the change would be minimal. The proposal would have limited visibility from private gardens and given the location the use of lightweight modern materials would not dominate the host building and would have minimal impact on the character and appearance of the Dartmouth Park Conservation Area. It would not be visible from the wider public realm and allows for the retention of a reasonable sized garden which respects the ratio of built to unbuilt space.

Whilst the development would extend to the boundary it is single storey and due to its size, height and location would not harm the amenity of the adjoining residential occupiers in terms of outlook, loss of privacy or access to daylight and sunlight.

No objections have been received prior to making this decision and the site's planning history was 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 Planning (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 A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, The National Planning Policy Framework 2012.

- 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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