

Application ref: 2018/1470/P  
Contact: Gavin Sexton  
Tel: 020 7974 3231  
Date: 3 July 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
camden.gov.uk  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Mr John Seifert  
5 Chester Terrace  
London  
NW1 4ND

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**Garage 5**  
**Chester Close South**  
**NW1 4ND**

Proposal:  
Erection of two storey building comprising ground floor garage and upper floor ancillary to 5 Chester Terrace, following demolition of existing garage.  
Drawing Nos: Existing/demolition :104-00 (Location Plan); 104-02 (plans, elevations, sections), 104-06 (Sections); 104-03 (Demolition);  
Proposed: 104-07 rev B (New footprint), 104-01 rev B (site plan), 104-04 rev C (proposed plans), 104-05 rev B (elevations), 104-06 rev B (sections);

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 :

Existing/demolition :104-00 (Location Plan); 104-02 (plans, elevations, sections), 104-06 (Sections); 104-03 (Demolition);

Proposed: 104-07 rev B (New footprint), 104-01 rev B (site plan), 104-04 rev C (proposed plans), 104-05 rev B (elevations), 104-06 rev B (sections);

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

- 3 The development shall not be used for any purposes other than as ancillary to the dwellinghouse at 5 Chester Terrace and in particular shall not be used as self contained accommodation.

Reason: The residential floorspace is not sufficiently large to meet development space standards for self contained homes and in order to protect the amenity of local residents, in accordance with policies A1 and H6 of the London Borough of Camden Local Plan 2017.

- 4 Prior to commencement of construction, manufacturers details and samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), the rooflight and external doors;

b) a sample panel of the facing brickwork demonstrating the proposed colour, texture, face-bond and pointing (to be provided on site);

c) Manufacturer's specification details of the roofing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

#### Informative(s):

- 1 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).
- 2 Noise from demolition and construction works is subject to control under the

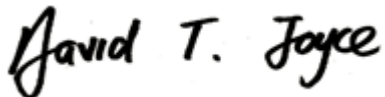
Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing 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