

Application ref: 2018/3352/P  
Contact: Ben Farrant  
Tel: 020 7974 6253  
Date: 14 September 2018

**Development Management**  
Regeneration and Planning  
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Stefano Marinaz Landscape Architecture  
Suite 404 Westgate House  
Ealing Road  
London  
TW80GN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**15 Chesterford Gardens**  
**London**  
**NW3 7DD**

Proposal:

Reduce the levels of the north side terrace by 0.8m to create a lower terrace area.  
Erection of retaining wall and addition of steps to top level of garden.

Drawing Nos: Location Plan (unnumbered), 189-100, 189-101, 189-150, 189-151, 189-200, 189-210, 189-220, 189-250, 189-251, 189-300 & Design and Access Statement (unnumbered)

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: Location Plan (unnumbered), 189-100, 189-101, 189-150, 189-151, 189-200, 189-210, 189-220, 189-250, 189-251, 189-300 & Design and Access Statement (unnumbered).

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

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.
- 3 Reasons for granting permission.

Landscaping works are proposed to the rear garden, including re-cladding existing retaining walls, excavation of an area towards the north of the site to form a terrace, introduction of hard landscaping, planting, and an extension of existing stairs to the top level of the garden. The property is within the Redington Froggnal Conservation Area, though it is not a listed building.

The works would be entirely to the rear of the property and would have given the minor scale of the works, coupled with their rear siting, it is considered to be of an acceptable siting, scale and design and would preserve the character and historic interest of the property and surrounding conservation area.

Given that the proposed works would serve to maintain or reduce current ground levels (most notably the proposed terrace would constitute a reduction of approximately 800mm), it would not result in undue harm to neighbouring amenities in terms of privacy/overlooking. Similarly there would no other neighbour amenity issues (impact on daylight/sunlight/noise etc) as a result of

the development.

No comments were received in relation to this scheme following public consultation. The planning history of the site and surrounding area has been considered when determining this application.

As a consequence of the referendum, the Hampstead Neighbourhood Plan has become part of the statutory development plan for the Neighbourhood Plan. Therefore, the Council will give full weight to the Plan when making planning decisions. It is anticipated that the Plan will be formally adopted by a Council resolution in October 2018.

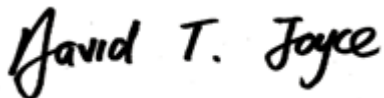
As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, DH1, DH2 & NE4 of the Hampstead Neighbourhood Plan, the London Plan 2016, and the National Planning Policy Framework 2018.

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