

Application ref: 2019/0086/P
Contact: Alyce Keen
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Date: 4 February 2019

Development Management
Regeneration and Planning
London Borough of Camden
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Martins Camisuli Architects
Unit 1, 2a Oakford Road
London
NW5 1AH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Ground Floor Flat
19 Chetwynd Road
London
NW5 1BX

Proposal:

Rear extension at ground floor level including the extension to the side return.

Drawing Nos: MC/191(01)_01; MC/191(01)_02; MC/191(01)_03; MC/191(01)_04;
MC/191(01)_05.

MC/191(02)_01; MC/191(02)_02; MC/191(02)_03; MC/191(02)_04; MC/191(02)_05.

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:

MC/191(01)_01; MC/191(01)_02; MC/191(01)_03; MC/191(01)_04;
MC/191(01)_05.
MC/191(02)_01; MC/191(02)_02; MC/191(02)_03; MC/191(02)_04;
MC/191(02)_05.

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed single storey infill extension and extension to the existing rear extension are considered subordinate in terms of its form and scale would preserve the character and setting of the host and neighbouring properties.

The proposed development would be located to the rear of the site and its simple contemporary design would ensure no significant impact to the appearance of the surrounding conservation area would occur as a result of the development.

The adjoining property at no. 17 Chetwynd Road has a similar infill extension that mirrors the roof pitch and height of the proposal. The extension to the existing rear extension that adjoins no. 21 Chetwynd Road will be limited to an additional 1 metre. Therefore, there would be negligible harm to the amenity of any adjoining residential occupiers in terms of loss of light, outlook or privacy.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions 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 proposed development is in general accordance with policies A1 (Managing the impact of development), D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.

- 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).

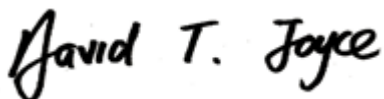
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning