

Application ref: 2018/5925/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 14 February 2019

Development Management
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Palmer Lunn Architects
219 The Metal Box Factory
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SE1 0HS

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
100 Chetwynd Road
London
NW5 1DH

Proposal:

Erection of a new front boundary enclosure with wall, railings and gates; alterations to or replacements of windows and doors on side and rear elevations.

Drawing Nos: CWN-PL_09_REV_P01_Location Plan, CWN-PL_10_REV_P01, CWN-PL_07_REV_P01, CWN-PL_08_REV_P01, CWN-PL_04_REV_P01, CWN-PL_05_REV_P01, CWN-PL_06_REV_P01, CWN-PL_02_REV_P01, CWN-PL_03_REV_P01

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 policies 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- CWN-PL_09_REV_P01_Location Plan, CWN-PL_10_REV_P01, CWN-PL_07_REV_P01, CWN-PL_08_REV_P01, CWN-PL_04_REV_P01, CWN-PL_05_REV_P01, CWN-PL_06_REV_P01, CWN-PL_02_REV_P01, CWN-PL_03_REV_P01.

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.

The proposal involves the erection of a new front boundary wall comprising brick piers, dwarf wall, coping stones and railings and gates. The railings and gates would be wrought iron with finials to match no. 104 Chetwynd Road. Existing bricks are to be re-used with new bricks to match the existing. There are a number of properties on Chetwynd Road which feature similar front boundary treatments, and the proposal would therefore be in keeping with the character of this road.

On the side elevation, a window opening would be enlarged to form an opening for the re-instatement of an original arched window which would be more sympathetic to the character of the building. This elevation would also have redundant servicing equipment removed which is encouraged. An existing door opening would also be removed and finished with render to match existing.

The rear dormer would have its glazed window opening enlarged so that it covers more of the dormer face which is considered to enhance its appearance. The ground floor windows and a door would be replaced with new frames and glazing to match the existing. The alterations on this elevation are acceptable in design terms and would not cause harm to the building's appearance.

The proposal is considered to preserve the character and appearance of the streetscene and conservation area. Special attention has been paid to the desirability of preserving or enhancing the character and 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 2013.

The proposal largely involves restorative works which would not alter existing levels of overlooking. Overall given the nature and location the works, there would not be any adverse amenity impact to neighbouring occupiers in terms of loss of light, privacy or outlook.

No objections have been received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

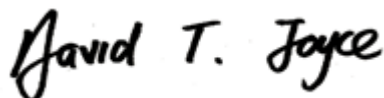
As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with 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

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