

Application ref: 2019/1321/P  
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**Development Management**  
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JOHN ALLSOPP STUDIO LTD  
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LONDON  
NW3 4ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Maisonette Lower Ground And Ground Floor**  
**18 Chesterford Gardens**  
**London**  
**NW3 7DE**

Proposal: Demolition of existing conservatory and replacement with new extension at the rear lower ground floor to the residential unit (Class C3).

Drawing Nos: A-1-1003; A-1-1004; A-1-2001; A-1-2002; A-3-1002 Rev B; A-3-1003 Rev B; A-3-2001 Rev B; A-3-2002 Rev B. Planning: Addendum to Design & Access Statement prepared by John Allsopp Studio.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:  
A-1-1003; A-1-1004; A-1-2001; A-1-2002; A-3-1002 Rev B; A-3-1003 Rev B; A-3-2001 Rev B; A-3-2002 Rev B. Planning: Addendum to Design & Access Statement prepared by John Allsopp Studio.

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

3 Notwithstanding the annotations on the drawings hereby approved, prior to the start of the relevant part of the work, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Manufacturer's specification and details of facing brickwork (including the proposed colour, texture, face-bond and pointing) of the single storey rear extension (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

b) Manufacturer's specification and details of materials of the bay window element for the single storey rear extension (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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informatives:

1 Reason for granting permission-

The proposed demolition of the existing conservatory and erection of a new single storey rear extension is considered subordinate in terms of its scale as it is within a similar footprint as the existing conservatory. The detailed design of the rear extension is of a contemporary design but will be a sensitive contrast to the host building. Officers consider that a metal or timber framing material for the bay window element may be more consistent with the contemporary form and appearance of the bay than the choice of 'brick to match'. A condition has therefore been added to secure further details of materials in order to ensure that the development maintains a high quality design approach.

The proposed development would be located to the rear of the site and its simple contemporary design would ensure that the character and appearance of the host building and the surrounding conservation area would be preserved as a result of the development.

The proposed extension is of a similar height and depth as to the existing conservatory. Therefore, there would be negligible harm to the amenity of the adjoining residential occupiers at no. 20 Chesterford Gardens in terms of loss of light, outlook or privacy.

A comment was received following statutory consultation from the Hampstead CAAC, which is addressed in the consultation summary. 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.

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 2019.

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, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer