

Application ref: 2019/2718/P  
Contact: Ben Farrant  
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Date: 30 July 2019

**Development Management**  
Regeneration and Planning  
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MWAI  
48 Broadley Terrace  
London  
NW1 6LG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

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

Proposal: Installation of timber side gate with panel above following removal of existing; installation of fixed glazed canopy to ground floor side elevation.

Drawing Nos: Location Plan (unnumbered), PL72\_Rev.P1 & PL73

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: Location Plan (unnumbered), PL72\_Rev.P1 & PL73.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a three storey (plus basement) semi-detached property on the eastern side of Chesterford Gardens. The property is within the Redington Froggnal Conservation Area and is noted as a positive contributor within the conservation area statement. The site is not a listed building; the nearest listed building is no.19 Chesterford Gardens, some 40m away.

The property has an existing timber side gate with timber framework structure above. It is proposed to replace this with a timber side gate of an alternate design with timber infill panel above, and to form a glazed external canopy behind.

The replacement gate and infill panel above would have an acceptable siting, scale and design, being of a simple form finished in painted timber. Whilst publically visible, and of a more solid appearance than the existing (given the infilling of the framework above the door), the alteration would not result in harm to the character or appearance of the property or surrounding area. The door would be set back from the front elevation (matching the siting of the existing), and would be of similar proportions and finish to other gates within the immediate vicinity (notably at no.17-19 Chesterford Gardens).

The proposed canopy, whilst of a modern design, sits rather innocuously behind the proposed side gate. Its glazed material finish and cantilevered design remove the requirement for support posts, helping to reduce its bulk. The addition is subordinate to the host property and would not serve to harm the character or appearance of the host property, or the surrounding area, and is considered to be acceptable.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Given the scale, siting and design of the additions, the proposal is considered not to result in undue harm to neighbouring amenity.

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

As such, the proposed development is in general accordance with policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018, D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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.

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



Daniel Pope  
Chief Planning Officer