

Application ref: 2019/4605/P
Contact: John Diver
Tel: 020 7974 6368
Date: 17 September 2019

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Mrs Gillian Boccara
13 CHESTER ROAD
LONDON
N19 5DE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
13 Chester Road
London
N19 5DE

Proposal: Submission of dormer window facing materials details, as required by condition 4 of planning permission 2016/1732/P (dated 14/06/2016) for the 'Replacement of rear/side extensions with single story wraparound extension. Alterations to existing rear dormer. Installation/alteration of rooflights on main roof. Reinstatement of features to front elevation' (retrospective)

Drawing Nos: Photographs of existing welsh slate hung tiles to dormer cheeks and faces (13.09.19)

The Council has considered your application and decided to approve details:

Informative(s):

1 Reason for approving details-

Condition 4 of the original permission had required details to be submitted of those elements that included novel materials. This was due to the rear dormer window being shown in a corten metal on approved drawings. The permission has been implemented and the extensions built out on site without the formal

discharge of this condition. Details have therefore been submitted of these materials to discharge the condition retrospectively.

Rather than utilise a metal cladding as per the approved scheme, hung tiles have instead been utilised. These tiles are of high quality (Welsh slate) and are suitably matched to the main roof of the dwelling as well as the wider terrace. This change in materials is therefore not objectionable and is in fact preferable in design and conservation terms. The submitted details are therefore considered sufficient to discharge condition 4 (retrospectively).

The proposed details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development. 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 Dartmouth Park 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.

As such, the proposed development is in general accordance with policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 2 You are advised that all conditions relating to planning permission 2016/1732/P (dated 14/06/2016) which need details to be submitted, have been approved.

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