

Application ref: 2019/3422/P
Contact: Alyce Jeffery
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Date: 18 October 2019

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

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David Money Architects
21 Claylands Place
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat C
11 Chesterford Gardens
London
NW3 7DD

Proposal: Removal of the existing timber cladding and reinstatement of painted pebbledash, timber and bargeboards to the front elevation and brickwork, timber and bargeboards to the side and rear elevations; replacement railings around the roof terrace; replacement windows to the front and rear elevations; removal of the existing roof terrace staircase structure and installation of a new staircase structure; replacement of the existing front and rear roof lights; installation of 3 new roof lights to the main roof and side roof slope; and associated internal and external alterations.

Drawing Nos: Design and Access Statement; Site Location Plan; 2.12.01; 2.12.02; 2.13.01; 2.14.01; 2.14.02.

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, and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans;

2.12.01; 2.12.02; 2.13.01; 2.14.01; 2.14.02.

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

Informative(s):

- 1 Reasons for granting permission.

The subject site contains a semi-detached red brick villa which has been converted into flats, this application relates to the top floor residential unit at no. 11, flat C. The site is located within the Redington Frogna Conservation Area.

Removal of the existing timber cladding and reinstatement of the original painted pebbledash, timber and bargeboards to the front elevation, and brickwork, timber and bargeboards to the side and rear elevations is considered acceptable as the appearance of the building will more closely resemble that when originally built thus enhancing the contribution this property makes to the character and appearance of the streetscape and the Redington Frogna Conservation Area.

The property's windows have been unsympathetically altered in the past, the proposal to replace the windows to the front and rear elevations is welcomed as they would match the original windows, as seen at the adjoining pair. No objections are raised with regards to the installation of two additional roof lights to the main roof as they would not be visible from public views, nor the installation of a roof light to the side roof slope as it would be predominantly tucked behind the existing chimney stack, and therefore would not harm the character and appearance of the host dwelling or surrounding conversation area.

The property benefits from an existing roof terrace bordered by railings, which is accessed via an internal spiral staircase and through a large box structure on the roof. Although the roof terrace itself does not have planning permission, the railings were granted via appeal reference 9300588 where the Inspectorate stated that the use of the roof terrace was not a matter for

consideration as the application only concerned the retention of the existing railings. Officers acknowledge that the roof terrace has been in situ for approximately 5 decades, and as such, will consider the proposed railings and stairwell, not the use of the roof terrace. The proposed replacement railings and glass stairwell structure are considered acceptable in design terms as they would not be visible from public views.

Due to the nature of the proposed works, officers do not consider that the amenity of neighbouring occupants would be harmed with regards to noise and disturbance, overlooking, loss of privacy or daylight/sunlight.

One letter of support was received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 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 London Borough of Camden Local Plan 2017 and policies DH1 (Design) and DH2 (Conservation areas and listed buildings) of the Hampstead Neighbourhood Plan (2018). The proposed development also accords with 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 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer