

2019/3713/P 75 Chetwynd Road, NW5 1DA



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2019/3713/P 75 Chetwynd Road – Photographs



Delegated Report		Analysis sheet		Expiry Date:	26/09/2018
(Members Briefing)		N/A		Consultation Expiry Date:	02/09/2018
Officer			Application Number(s)		
Thomas Sild			2019/3713/P		
Application Address			Drawing Numbers		
75 Chetwynd Road London NW5 1DA			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of bin and cycle store in front garden with associated hardstanding					
Recommendation(s):		Grant conditional planning permission			
Application Types:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>Site notice displayed: 28/08/2019 (consultation expiry date 21/09/2019) Press notice printed: 29/08/2019 (consultation expiry date 21/09/2019)</p> <p>No public comments have been received.</p>			
Dartmouth Park CAAC	<p>Dartmouth Park CAAC submitted an objection in response to the original plans, as follows:</p> <ol style="list-style-type: none"> 1. Raising of front boundary by solid metal storage shed and wooden slats does not preserve or enhance CA 2. Forms an ugly barrier between house and street 3. Would set a harmful precedent <p><u>Officer response:</u></p> <p><i>Plans have been revised to lower the height in relation to the front boundary and the materials changed to timber only. The overall scale of the stores has been reduced and is now considered acceptable in its visual impact on the frontage.</i></p> <p><i>Dartmouth Park CAAC were approached for comment on the revised proposals but no response was received.</i></p>			

Site Description

75 Chetwynd Road is a three-storey (including loft level) converted Victorian house, split into two residential units. The site sits within the Dartmouth Park Conservation Area and is identified as a positive contributor.

Relevant History

- **24th February 1986** - PL/8600353/RI granted permission for change of use and works of conversion to provide two self-contained maisonettes

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Camden Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Other Planning Policies / Guidance

CPG Altering and extending your home (2019)

CPG Design (2019)

Dartmouth Park Conservation Area Appraisal and Management Statement 2009

Draft Dartmouth Park Neighbourhood Plan 2019

Assessment

1. Proposal

- 1.1. Planning permission is sought for the erection of a partly sunken max 1.3m high, 2.9m long, 1m wide bicycle store with bin store area and planted roof to the front garden

2. Revisions

- 2.1. The proposed plans were revised following officers concerns over the visual impact of the initial design on the house's frontage and wider streetscene.
- 2.2. The scale of the proposed structure was reduced both in height and width, and the store sunken 0.3m within the front garden to lessen its visual impact.

3. Assessment

Design and heritage

- 3.1. Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan policy D2,

the Council will seek to preserve and, where appropriate, enhance Camden's heritage assets and their settings, including conservation areas and listed buildings.

- 3.2. Policy DC3 of The Dartmouth Neighbourhood Plan requires that all developments demonstrate good quality design, responding to and integrating with local surroundings and landscape context. Policy DC2 seeks to protect and preserve the Dartmouth Park Conservation Area, historic buildings and buildings of architectural merit and their settings by ensuring that development preserves or enhances the character or appearance of the surroundings.
- 3.3. CPG Altering and extending your home recommends integrating planting into front garden structures where possible pattern of rear extensions at neighbouring sites, where they exist.
- 3.4. The store structure would rise 0.2m above the existing front boundary wall level and include a planter roof.
- 3.5. There is some diversity in front boundary treatments along Chetwynd Road, but the prevailing character is that of low brick walls.
- 3.6. Whilst brick is the predominant facing material to boundary walls, timber elements are not uncharacteristic and as such the timber facing of the store structure would be appropriate in this front garden context.
- 3.7. The proposal would preserve the existing wall and the proposal's 0.2m prominence above this would not be unduly harmful. The planter roof would enable greenery to be reintroduced to the frontage where currently there is none. This is considered to enhance the appearance of the front garden, whilst preserving the overall setting of the positive contributor and character of the surroundings.
- 3.8. The front garden is currently gravelled and the introduction of new hardstanding would be softened by the store roof planter.
- 3.9. 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.

Neighbour amenity

- 3.10. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.
- 3.11. The scale and siting of the proposals would not result in impact to neighbour amenity by way of the above.

4. Recommendation

- 1) Grant conditional planning permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 11th November 2019, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2019/3713/P
Contact: Thomas Sild
Tel: 020 7974 3686
Date: 6 November 2019

Development Management
Regeneration and Planning
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

75 Chetwynd Road
London
NW5 1DA

Proposal:

Erection of bin and cycle store in front garden with associated hardstanding

Drawing Nos: 152_PL_0004; 152_SU_101 Rev A; 152_SU_108; 152_PL_001 Rev B;
152_PL_002 Rev B; 152_PL_003 Rev B

DECISION

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017 and, DC2 and DC3 of the Dartmouth Park Neighbourhood Plan 2019.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 152_PL_0004; 152_SU_101 Rev A; 152_SU_108; 152_PL_001 Rev B; 152_PL_002 Rev B; 152_PL_003 Rev B

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 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.
- 3 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:

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION