

Application ref: 2019/4728/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Date: 28 January 2020

Development Management
Regeneration and Planning
London Borough of Camden
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Peter Morris Architects
465c Hornsey Road
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First Floor
London
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
11 Chester Road
London
N19 5DE

Proposal:
Single storey infill rear extension to dwelling (Class C3).
Drawing Nos: 233-001; 233-002; 233-003; 233-004; 233-005; 233-026; Planning
Statement dated September 2019; Materials confirmation Email dated 23 January
2020.

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:

233-001; 233-002; 233-003; 233-004; 233-005; 233-026; Planning Statement dated September 2019; Materials confirmation Email dated 23 January 2020.

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

Informative(s):

1 Reasons for granting permission:

The proposed extension would infill the gap between the application rear return and the boundary with no. 13 Chester Road. The proposed rear extension would end in line with the rear return and have sloped roof which would extend from the existing parapet wall between the properties with a large rooflight. The proposed infill extension would be subordinate to the host building and preserve its sloped roof character to the rear.

The extension is proposed to be cladded in outdoor Terrazzo mat dark tiles, which would appear distinct from the existing rear elevation of the property; however, given its small scale and projection, it would be considered to preserve the character of the host building and terrace row it is part of. The roof would be dark grey zinc to match existing roof.

It is also proposed to replace the existing doors into the rear garden, with new thin metal frame doors. The door opening would preserve the existing opening and result in a slim modern articulation to the existing rear return.

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.

Due to the proposal's small scale, the property would continue to benefit from and adequate area of rear garden.

The neighbouring building at no. 13 Chester Road already benefits from an infill and rear extension. There are no concerns that the proposed structure would cause harm in terms of loss of light, outlook, overlooking or sense of enclosure. The light spill from the proposed rooflight is not considered to cause harmful impact to the neighbouring amenity given the extension at no. 13 has a similar rooflight along the shared boundary.

Due to the proposed extension location, there are no concerns that any impact would be caused to no. 9 Chester Road.

No objections were received prior making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, D1, D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2019 and the London Plan 2016.

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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 positioned in the upper left corner of the page.

Daniel Pope
Chief Planning Officer