

Application ref: 2019/3400/P  
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Date: 1 July 2020

**Development Management**  
Regeneration and Planning  
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EMGA Limited  
Flat 27, Egret Heights  
Waterside Way  
London  
N17 9GJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**17 Chester Road**  
**London**  
**N19 5DE**

Proposal:  
External alterations including alterations to front and rear fenestration, replacement side/rear infill extension, installation of rear dormer window and removal of render on rear elevation.

Drawing Nos: CR18-L-01, CR18-EX-E-01, CR18-EX-E-02, CR18-EX-P--1, CR18-EX-P-00, CR18-EX-P-01, CR18-EX-P-02, CR18-EX-P-03, CR18-EX-S-01, CR18-EX-S-02, CR18-GA-E-01 rev A, CR18-GA-E-02, CR18-GA-P--1 rev A, CR18-GA-P-00 rev A, CR18-GA-P-01, CR18-GA-P-02, CR18-GA-P-03, CR18-GA-S-01 rev A, CR18-GA-S-02 rev A and Design and Access Statement (dated 04/06/2020)

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 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.

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

Drawing Nos: CR18-L-01, CR18-EX-E-01, CR18-EX-E-02, CR18-EX-P--1, CR18-EX-P-00, CR18-EX-P-01, CR18-EX-P-02, CR18-EX-P-03, CR18-EX-S-01, CR18-EX-S-02, CR18-GA-E-01 rev A, CR18-GA-E-02, CR18-GA-P--1 rev A, CR18-GA-P-00 rev A, CR18-GA-P-01, CR18-GA-P-02, CR18-GA-P-03, CR18-GA-S-01 rev A, CR18-GA-S-02 rev A and Design and Access Statement (dated 04/06/2020)

Reason:

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Plan, elevation and section drawings of all new external doors at a scale of 1:10;

b) Plan, elevation and section drawings of all new windows at a scale of 1:10 with typical glazing bar details at 1:1; and

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

Informative(s):

- 1 Reasons for granting permission:

The application site contains a two-storey mid-terrace dwellinghouse. It is located within the Dartmouth Park Conservation area but is not listed. The

proposal includes alterations to front and rear fenestrations and doors, replacement side infill extension, installation of enlarged rear dormer window, front and rear rooflights and removal of render on rear elevation. The proposals initially included the excavation of a basement beneath the existing property however, this element of the proposal has been completely removed from the plans.

The size of the proposed rear dormer window is in keeping with the Council's design policies and guidance and is considered to be a subservient addition to the property. It is noted that a similar sized dormer was recently approved at 13 Chester Road (planning ref: 2016/1732/P). Whilst the zinc material of the rear dormer window does not match existing materials, it is considered to respect the proposed rear elevation and character of the property. The proposed rear dormer would have limited visibility from the public realm due to the downward slope and three-storey high properties along Bramshill Gardens and given the fact the rear dormer is on the eastern side of the roof slope, which is largely screened by the existing two storey closet wing when viewed from Bramshill Gardens.

The proposed front and rear rooflights would be changed to conservation style and the rear rooflight would be lowered and enlarged slightly over the existing, similar to those at No. 13. The bulk and design of the proposed rear dormer window and rooflights would sit comfortably within the roof slopes of the host building. It is noted that several nearby properties have existing rear dormer and rooflights and the proposed dormer and rooflights would generally be in keeping with the character and appearance of the wider conservation area.

The proposed infill extension would be rebuilt but the footprint and height would remain the same. The existing fully glazed pitched roof would be replaced by a flat roof with a large contemporary rooflight and GRP roof finishing. The rear elevation of the infill extension would be fully glazed with brickwork on the side elevation to match the existing. Since the infill extension is enclosed by the adjacent rear extension, this would allow more light into the kitchen and dining area. It is noted that several adjacent properties have existing infill extensions and the proposal would therefore be in keeping with the character and appearance of the local area. Given that the extension is located to the rear of the property, it would not be visible from the street, and would not have significant impact on the character of the conservation area.

The existing uPVC front and rear windows and main entrance door would be replaced with timber laminated glazing with individual panes and traditional detailing to match the original. Furthermore, the unattractive render on the existing rear façade would be removed and the original brickwork would be restored. A condition is attached to the decision to secure the details of the proposed windows, external doors and facing materials. Overall the proposed development is considered to preserve and enhance the character and appearance of the host building and would not harm the the appearance of the host building and surrounding area, in line with policy DC1 of Dartmouth Neighbourhood Plan.

- 2 The external alterations proposed are relatively minor in scale and the proposed development is not considered to have a significant impact on the

residential amenity of any adjoining occupiers in terms of loss of light or outlook. As the existing building already has a rear dormer window and the adjacent property, 15 Chester Road has an infill extension built up to the boundary, the proposed development is not considered to cause overlooking or loss of privacy to its neighbours.

One objection was received regarding the basement which could potentially affect neighbouring buildings but as mentioned above, the applicant has since requested this element of the scheme be removed from the application. The application site's 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, A5, D1 and D2 of the Camden Local Plan 2017 and policies DC1 and DC2 of the Dartmouth Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2019.

- 3 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).
- 4 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.
- 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 written over a light grey rectangular background.

Daniel Pope  
Director of Economy, Regeneration and Investment