

Application ref: 2020/3112/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Email: Josh.Lawlor@camden.gov.uk
Date: 23 September 2020

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

PD Architecture + Interiors
132 Etchingam Park Road
London
N3 2EN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
28 Chetwynd Road
London
NW5 1BY

Proposal:
Erection of a single storey rear extension at ground floor level, demolition of existing rear extension.

Drawing Nos: A03.00 Location Plan, A03.01 Site Plan, A03.02 Existing Ground Floor Plan, A03.03 Existing First Floor Plan, A03.04 Existing Second Floor Plan, A03.05 Proposed Ground Floor Plan, A03.06 Proposed First Floor Plan, A03.07-A Proposed Second Floor Plan, A07.01 Existing Elevations, A07.02 Proposed Elevations, A08.01 Existing Section AA, A08.02-A Proposed Section AA

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 policy DC4 of the Dartmouth Park Neighbourhood Plan 2020.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: A03.00 Location Plan, A03.01 Site Plan, A03.02 Existing Ground Floor Plan, A03.03 Existing First Floor Plan, A03.04 Existing Second Floor Plan, A03.05 Proposed Ground Floor Plan, A03.06 Proposed First Floor Plan, A03.07-A Proposed Second Floor Plan, A07.01 Existing Elevations, A07.02 Proposed Elevations, A08.01 Existing Section AA, A08.02-A Proposed Section AA

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

Informative(s):

- 1 Reasons for granting permission.

The proposed extensions would have a height of 3m and span the full width of the building. The height and depth of the single storey rear extension is subordinate to the existing building. There are a number of neighbouring properties that have been extended to similar depths and heights as that proposed. The use of a pitched rooflight is considered acceptable as the rooflight on the existing extension is of a similar height. The proposal is not visible from the public realm.

The depth of the extension does not extend beyond the existing rear extension, and the roof structure has three sloped segments pitched away from the neighbouring properties. The extension will not cause any harmful loss of amenity to neighbouring properties in terms of loss of light, outlook or privacy.

No objections have been received prior to 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, D2 and D1 of the London Borough of Camden Local Plan 2017 and policy DC4 of the Dartmouth Park Neighbourhood Plan 2020. 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 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.

- 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.

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
Director of Economy, Regeneration and Investment