

Application ref: 2020/5129/P
Contact: Adam Greenhalgh
Tel: 020 7974
Email: Adam.Greenhalgh@camden.gov.uk
Date: 3 February 2021

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

Paper House Project
18 Ashwin Street
Hackney
London
E8 3DL
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
48 Chetwynd Road
London
NW5 1BY

Proposal:

Erection of dormer window extension on rear roof slope; installation of two rooflights on rear roof slope and one rooflight on front roof slope. Replacement of existing single storey rear extension. Replacement of existing front wall with a lowered brick wall with new metal railings, entrance gate and bin store gate.

Drawing Nos: PHP CHE: 00 100, 01 100, 01 101, 01 200, 01 300, 02 100 P1, 02 101, 02 200 P1, 02 300 P1, 02 301 P2, Design and Access Statement

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: PHP CHE: 00 100, 01 100, 01 101, 01 200, 01 300, 02 100 P1, 02 101, 02 200 P1, 02 300 P1, 02 301 P2, Design and Access Statement

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

- 4 Prior to the commencement of development, details of the brickwork to be used in the construction of the development and detailed drawings of the entrance gate, bin store gate and railings, including finials, at a minimum scale of 1:20, shall be submitted and approved. The development shall be undertaken and permanently retained in accordance with the approved details.

Reason: In the interests of the character and appearance of the townscape and the conservation area in accordance with policy D1 (Design) and D2 (Heritage) of the LB Camden Local Plan 2017.

Informative(s):

- 1 For condition 4 (above) the railings should be painted black metal, sunk individually into the plinth of the wall in the traditional manner, and the gate should pivot from the ground in the traditional manner.
- 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+Re>

quirements+%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.

- 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+Re
quirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319](https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Re
quirements+%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)

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
Chief Planning Officer