

Application ref: 2020/5794/P
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Date: 7 April 2021

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Regeneration and Planning
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AAB Architects
25 Bickerton Road
Studio 35
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N19 5JT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1 Chester Road
London
N19 5DE

Proposal:

Erection of two-storey side extension following demolition of existing single storey side conservatory; rebuilding of front boundary wall, replacement of rear door with glazed sliding doors with fanlight and glass verandah, and associated alterations
Drawing Nos: 01-1-B, 02-3, 03-1, 02-1, 01-1, 30-0, 31-0, 01-0; Design and Access Statement by AAB architects dated December 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 policies 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 01-1-B, 02-3, 03-1, 02-1, 01-1, 30-0, 31-0, 01-0, Design and Access Statement by AAB architects dated December 2020

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

- 4 Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 Prior to the commencement of any works on site, a Construction Management Statement (CMS), which would address the transport-related impacts of the development on the local community and existing transport network, shall be submitted to and approved by the local planning authority. The development shall thereafter be carried out strictly in accordance with the approved CMS details.

Reason: To avoid obstruction of the surrounding streets and to safeguard amenities of adjacent premises in accordance with the requirements of policies A1 and T4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The site is a three storey house located on corner of Dartmouth Park Hill and Chester Road. A single storey conservatory has been added to the gable end of the building. This is a dated structure which fails to enhance the setting of the buildings to which it is attached. The existing views through the gap between 1 Chester Road and 83 Bramshill Mansions are not considered important in townscape terms. Similarly the visibility of the gable ends of both buildings is not considered to contribute significantly to this part of the conservation area. It is considered that the plot can accommodate a two storey extension (with pitched roof) as this responds to established heights on Chester Road. The eaves level and roof pitch would continue the line of brick course detailing of the host building, which would ensure the extension reads

as a subservient yet coherent extension to the main building.

The massing attempts to reference the projecting bays within the streetscene through providing a set-back element and projecting bay. This bay addresses both Chester Road and Dartmouth Park Hill. The structure is clearly associated with 1 Chester Road while still being recessive to this building. The building line attached to 8 Dartmouth Park Hill is also set back. The extension appears as a contained structure which neatly turns the corner, contributing positively to the streetscape. To the rear, the glazed sliding doors, timber decking and glass veranda is considered acceptable. Overall the extension's bulk, form and design is considered appropriate and acceptable and will not harm the character and appearance of the host building, streetscene and conservation area.

The location, materials, proportions and glazing bar pattern for the fenestration would reference the host building and the neighbouring building on Dartmouth Park Hill. The size and number of the windows has been designed so as not too compete with the host building, but to make reference to its character. The use of reclaimed red brick Flemish bond and natural slate are good quality materials that complement the existing palette of materials used within the immediate area.

The re-building of the non-original brick boundary wall to a lower height with planting is a welcomed improvement. The existing wall (on the side of the conservatory) appears defensive and a low rise wall would appear more open and in keeping with the streetscene.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The proposed rear building line would not cause an adverse impact to neighbouring amenity, principally as No. 83 Bramshill Mansions is set behind 1 Chester Road. The extension would not cause a loss of light or outlook to neighbouring windows. The extension would not create any new views that would cause a loss of privacy to neighbouring habitable rooms as the windows would face the application site's rear garden.

A condition is imposed to require the replacement of any trees that may die within five years from the completion of development.

The widened driveway entrance is acceptable as it would not be possible to fit an additional car in the driveway. Due to the nature of the proposals and constrained location of the site, a Construction Management Statement (CMS) would be needed to protect local amenity and transport conditions and would be secured by condition.

- 2 The extension has been designed with step-free access and ground floor bedroom accommodation to allow flexibility to meet the needs of the family over its lifetime. It is noted that any future self-containment of the extension

would require planning permission as a new planning unit would be created.

No objections have been received prior to making this decision. One comment regarding step-free access and one support from the adjoining occupier was received. 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, A3, C5, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposal also complies with policies DC2, DC3 and DC4 of the Dartmouth Park Neighbourhood Plan 2020. The proposed development also accords with the London Plan 2021 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.

- 6 In relation to condition 5 above, you are advised that the Construction Management Statement (CMS) should include the following matters-

A summary of the proposed works to be constructed.

An estimation of the likely duration of the proposed works.

The proposed site working hours (0800 to 1800 on Monday to Friday and 0800 to 1300 on Saturdays with no working on Sundays and Public Holidays).

Details of the type and size of vehicles which would be required to service the site during construction.

A plan indicating where vehicles would load and unload from (vehicles should not overhang onto the public footway if unloading within the driveway).

Details of proposed parking bay suspensions and temporary traffic management orders required to facilitate loading and unloading from the public highway.

A plan indicating the route between parked vehicles and the site and vice versa during construction.

Details to describe how equipment and materials would be transferred between vehicles and the site and vice versa.

A commitment to make all reasonable endeavours to keep the public footway from obstructions at all times.

Any other relevant information.

The CMS should also include the following statement: "The agreed contents of this Construction Management Statement must be complied with unless otherwise agreed with the Council. The project manager shall work with the Council to review this Construction Management Statement if problems arise in relation to the construction of the development. Any future revised plan must be approved by the Council and complied with thereafter."

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', written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer