

Application ref: 2021/0801/P  
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**Development Management**  
Regeneration and Planning  
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London  
SW9 0FN  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:

**Flat A**  
**11 Chesterford Gardens**  
**London**  
**NW3 7DD**

Proposal:

Erection of a single storey rear extension, alteration to the front boundary wall, reposition of the front main entrance door and stair to the house. Installation of replacement front garage door and front binstore.

Drawing Nos: 2.03.01, 2.05.01, 2.05.02, 2.12.01, Site Location Plan, Design and Access Statement (Received, 22/02/2021) 2.12.02 Rev A, 2.13.01 Rev A, 2.14.01 Rev A, 2.14.02 Rev A (Received, 13/08/2021)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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 Policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 2.03.01, 2.05.01, 2.05.02, 2.12.01, Site Location Plan, Design and Access Statement (Received, 22/02/2021) 2.12.02 Rev A, 2.13.01 Rev A, 2.14.01 Rev A, 2.14.02 Rev A (Received, 13/08/2021)

Reason:

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

- 4 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
  - ii.sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
  - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The flat roof of the single storey ground floor rear extensions hereby approved in drawings, 2.12.02 Rev A, 2.13.01 Rev A, 2.14.01 Rev A, 2.14.02 Rev A (Received, 13/08/2021) shall not be used as a roof terrace, sitting out area or other amenity space.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:  
The proposed rear extension would replace an existing single-storey rear extension within the rear garden area. The proposed extension would also be 6.05m wide and 5.685m deep, covering 34.4sqm of the rear garden area. The overall footprint would be marginally greater than the existing rear

extension and mostly cover already paved sections of the garden area. Its bulk and massing would remain visually at ground floor level with its 3.2m high flat roof being set below the cill of the first floor windows. Overall the proposed extensions in form and massing would result in a positive decluttering of the host property's rear elevations.

The proposed rear extension would not be visible from the public realm. Its flat roof design would incorporate rooflights and a green roof. It would be built with a matching bricks and large aluminium framed glazing panels. The proposed materials would appear similar to the existing rear extensions in neighbouring gardens. As such its materials and design would have an acceptable impact on the host property's character and appearance and that of the Redington Froggnal Conservation Area.

The erection of a front binstore, replacement front boundary wall and front steps would be visible from the public realm. The proposed alterations would be of a modest scale and comprise materials sympathetic to the character and appearance of the surrounding front garden area. The replacement steps, porch, and front door, would contribute to reinstating lost features on the host property's front elevation. The proposed door would appear similar to other front doors on the street with regards to its materials and design. Other works include the installation of replacement boundary walls within the front garden area and rear garden areas. Overall, the proposed works to the front would enhance the host property's character and appearance, and that of the wider streetscene and the Redington Froggnal Conservation Area.

The proposed ground floor extension would roughly follow the existing footprint. It would be sufficiently set back from the boundary wall of No.9 and 11 and would not give rise to adverse overbearing impact. Given the proposed rear extension's orientation, the boundary treatment, and the marginal increase in scale over the existing structure, the proposed extension would not result in adverse loss of light.

The proposed extension would not comprise any glazing along its elevation with No.9. However, it would benefit from a new side facing glazing situated on its southern elevation. Outlook from the proposed side elevation door would be similar to existing and would largely be screened by the existing boundary fence, and the development would not have an adverse overlooking impact. A condition prevents the roof of the proposed ground floor extension from being used as an outdoor amenity space in order to protect privacy in neighbouring habitable rooms.

No objections were received from neighbouring properties. The site's planning history was taken into account when determining this application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under the Planning (Listed Buildings and Conservation Areas) Act 1990.

The proposed development is in general accordance with Policies A1, A3, D1 and D2 of the Camden Local Plan 2017 and Policies SD1, SD2, SD4, SD5 and

SD6 of the Redington Frogna! Neighbourhood Plan 2021. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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, 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 (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) 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 2021.

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