

Application ref: 2021/3786/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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39 Russell Garden Mews
London
W14 8EU
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Chester Road
London
N19 5DE

Proposal:

Increase in height of single storey rear infill, alterations to the rear façade including replacement of the door leading to the garden with glazed double doors and replacement of first floor window.

Drawing Nos: Proposed Section A Rev B L(-3)301, Existing and Proposed Elevations Rev B L(-4)301, Proposed Ground Floor Rev A (L(-2)301, Proposed First Floor Rev A L(-2)302, Proposed Second Floor Rev A L(-2)303, Proposed Section C L(-3)303.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Section A Rev B L(-3)301, Existing and Proposed Elevations Rev B L(-4)301, Proposed Ground Floor Rev A (L(-2)301, Proposed First Floor Rev A L(-2)302, Proposed Second Floor Rev A L(-2)303, Proposed Section C L(-3)303.

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The proposal is modest in terms of scale: a 76cm increase in height of the single storey, rear element of the property, alterations to the rear façade including replacement of the door leading to the garden with glazed double doors and replacement of the first floor window. Due to its scale and without an increase in projection, the proposed heightened single storey element would appear subordinate to the existing property.

The extension will be not be visible from public realm from Chester Road or Bramshill Gardens, only by neighbours from the rear of their properties. There are other less modest examples of rear alterations and extensions which have been granted consent in the area, for example the wrap around extension and rear dormer granted at no13 in 2016. The proposal pre-revision also included a rear roof extension and a larger window to the first floor, both which have been removed from the proposal in order to not dominate the host property.

The design is contemporary but is restricted to the rear of the property and mainly limited to the ground storey. The design of the replacement first floor window has been amended to sensitively conform to the proportions of the existing opening. In terms of detailed design, the proposed red brick, white render and glazing do not detract from the existing building's materiality or character.

The neighbours at no 3 have raised an objection to the increase in height of the single storey rear infill, chiefly in relation to the effect on the daylight received to their rear reception room. The objection has been addressed fully in the Consultation Summary. Notwithstanding this, the proposed works would not breach the 45 degree line of sight taken from the nearest ground floor window at No.3 and are not considered to cause harm to neighbouring amenity in terms of loss of light or outlook as a result.

The planning history of the site have been taken into account when coming to

this decision.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the Dartmouth Park Neighbourhood Plan 2020, the London Plan 2021 and the National 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) 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer