

Application ref: 2021/5577/P  
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Date: 28 January 2022

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Design Team  
342 Clapham Road  
London  
SW9 9AJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**11 Chester Road**  
**London**  
**N19 5DE**

Proposal:  
Single storey side infill and rear extension.  
Drawing Nos: SPP-00, SPP-01, SPP-02, SP- 04, SPP-05, SPP-06.

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: SPP-00, SPP-01, SPP-02, SP- 04, SPP-05, SPP-06.

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 side infill extension of approximately 1600mm up to the northwest boundary, and an extension into the garden beyond the existing building line of approximately 1590mm. All works proposed are single storey and to the rear.

Due to its scale and limited projection in to the rear garden the works would appear subordinate to the host building. The extension will not be visible from public realm from Chester Road or Bramshill Gardens, but only by neighbours from the rear of their properties. There are other less modest examples of rear extensions which have been granted consent in the area, for example the wraparound extension granted in 2016 at adjacent no 13.

In terms of detailed design, the slate-tiled pitched roof, proposed weathered London stock brick and render to match the host building, rooflights and fenestration do not detract from the building's existing character or materiality. There are three grey framed aluminium rooflights to the new pitched roof which are evenly spaced on the infill section of the new roofslope. The window to the new rear façade is to be a traditional timber sash design in alignment with the traditional character of the terrace and wider conservation area with part opaque glazing. The new patio and steps are to extend approximately 2500mm into the garden, approximately only 1000mm further than the proposed extension.

In terms of neighbouring amenity, where the property is being extended up to the north-west boundary line it will abut the existing single storey extension at no 13 and therefore no issues of loss of light would arise. The three proposed rooflights are not directly looking into neighbouring habitable rooms but are intended to provide additional light from the roof rather than creating an outlook. They are tilted, in line with the pitch of the roof, but the view is still be upwards rather than backwards/across to the window on the rear façade of no 13. For this reason the rooflights are not considered to pose a negative impact on neighbouring amenity. Overall the proposal is modest and is not considered to cause any significant harm in terms of loss of daylight, sunlight or overlooking.

No objections were received during the course of this application. The planning history of the site have been taken into account when coming to this decision.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The extension with green roof is considered to preserve the character and appearance of the conservation area.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, 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](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.

- 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is positioned above the printed name and title.

Daniel Pope  
Chief Planning Officer