

17a Chesterford Gardens (2021/0071/P)



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Site Photos 17 Chesterford Gardens



1. Photo of front elevation



2. Photo of rear elevation



3. Photo of front elevation and neighbours



4. Photo of rear elevation and neighbours



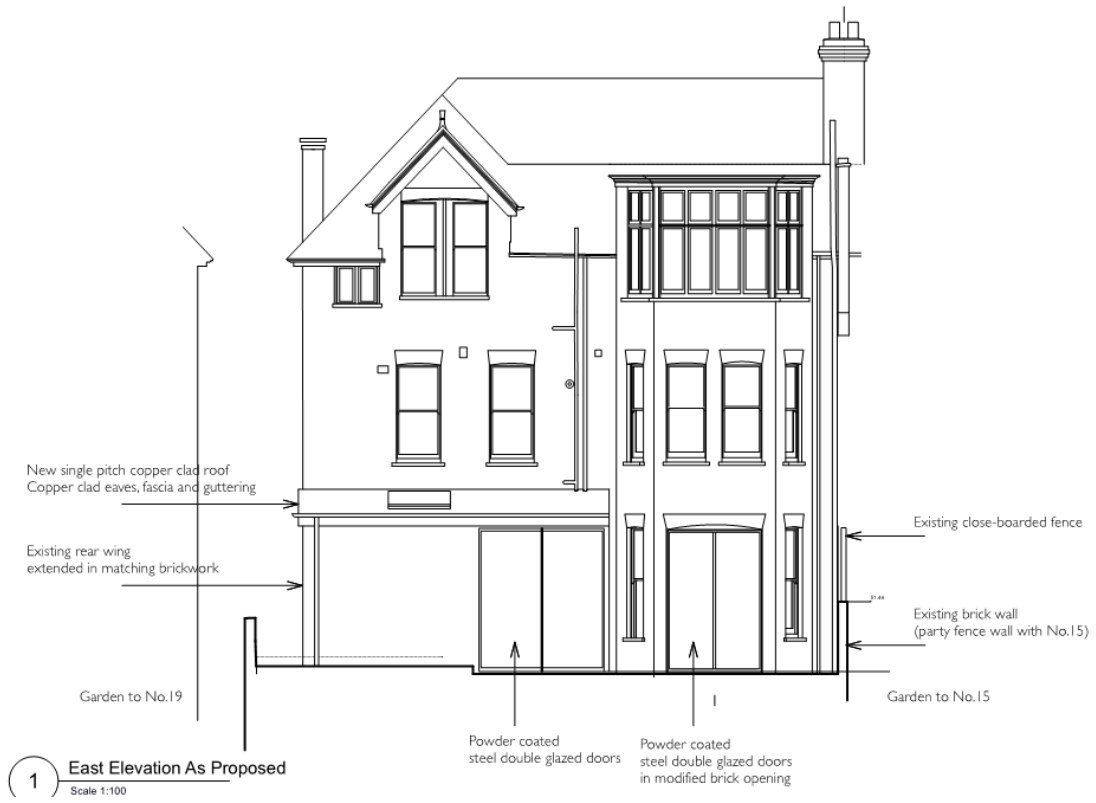
5. Existing front elevation



6. Front elevation proposed



7. Rear elevation existing



8. Rear elevation proposed

Delegated Report		Analysis sheet		Expiry Date:		07/03/2022	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		13/03/2022	
Officer				Application Number(s)			
Edward Hodgson				2022/0071/P			
Application Address				Drawing Numbers			
Flat A 17 Chesterford Gardens London NW3 7DD				<i>See draft decision notice</i>			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of ground floor single storey rear extension, enlargement of door opening in the rear bay window and installation of refuse bin store adjacent to the front boundary.							
Recommendation:		Grant conditional planning permission					
Application Type:		Full Planning Permission					

Conditions or Reasons for Refusal:	<i>Refer to Draft Decision Notice</i>			
Informatives:				
Consultations				
Summary of consultation:	<p>Site notices were displayed near to the site on the 16/02/2022 (consultation expired 12/03/2022).</p> <p>The development was also advertised in the local press on the 17/02/2022 (consultation expired 13/03/2022).</p>			
Adjoining Occupiers:	No. of responses	05	No. of objections	5
Summary of consultation responses:	<p>5 objections to the original plans have been received from local residents at the following addresses:17b Chesterford Gardens; 17c Chesterford Gardens; 19 Chesterford Gardens; 15 Chesterford Gardens.</p> <p>Thee objections can be summarised as follows:</p> <ul style="list-style-type: none"> • The size of the extension is too large and not in line with other extensions in the street • Full width extension is out of character • The height of the extension will impact daylight of adjoining occupiers • Removal of garden space • Rooflights will cause light pollution to neighbouring occupiers • Access to the bin store should be from the side stairs and not from the main entrance <p><u><i>Officer's Response</i></u></p> <ul style="list-style-type: none"> • <i>The objections received are in response to the original proposal for a full-width extension measuring 3.5m heigh and 6m deep. Following advice from Planning and Conservation Officers, revised plans were submitted to reduce the size of the extension to half-width. Please refer to paras 2.1 to 2.4 of the design and heritage section of the report.</i> 			
Redington and Frognal Neighbourhood Forum	<p>A letter of objection was received on behalf of the Neighbourhood Forum to the original plans. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> • Loss of garden space • Proximity to Frognal Lane Site of Importance for wildlife and biodiversity. <p>The Neighbourhood Forum were notified of the revised drawings and further comments were received which can be summarised as follows:</p> <ul style="list-style-type: none"> • Loss of original features affecting the harmony of neighbouring houses • Applicant should provide details of trees <p><u><i>Officer's response:</i></u></p> <ul style="list-style-type: none"> • <i>Please refer to paras 2.1 to 2.4 and para 4.1 and 4.2 of the report.</i> 			

Site Description

The building is the ground floor flat within a three-story semi-detached period property. The property was constructed in red brick with white render with original rear bay windows.

The building is not listed but is located within the Redington Froggal Conservation Area and Redington and Froggal Neighbourhood Plan Area.

Relevant History

The planning history for the application site can be summarised as follows:

Application Site:

5158 - The conversion of 17, Chesterford Gardens, Hampstead, into 3 self-contained flats, subject to the work being commenced within twelve months and completed within twenty-four months from the first day of June, 1946, failing which this consent shall become null and void. **Granted – 09/03/1948**

2015/3767/P - Replacement of two central existing sash windows with doors and installation of Juliette balconies on the rear elevation at first floor level. **Granted – 23/10/2015**

Neighbouring properties

15 Chesterford Gardens:

2009/4436/P - Alterations and extensions including erection of single storey rear extension (following the demolition of existing single storey rear extension) and replacement of rear window with door of ground floor flat, landscaping of rear garden and installation of roof light on north side roof slope to first and second floor maisonette (Class C3). **Granted – 01/12/2009**

19 Chesterford Gardens

2005/1389/P - Replacement of original rear extension with enlarged single storey rear extension, and the insertion of two new windows on the side elevation. **Granted – 10/05/2005**

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- **A1** Managing the impact of development
- **A3** Biodiversity
- **D1** Design
- **D2** Heritage

Redington Froggal Neighbourhood Plan (2021):

- **SD2** Redington Froggal Conservation Area
- **SD5** Extensions and Garden Development
- **SD6** Retention of Architectural Details in Existing Buildings
- **BGI** Gardens and ecology
- **BGI 2** Tree planting and preservation

Camden Planning Guidance:

- CPG Amenity (2021)
- CPG Design (2021)

- CPG Home Improvements (2021)

Conservation Statements:

- Redington and Frogna Conservation Area Appraisal and management strategy 2003

Assessment

1. The proposal

- 1.1. The original proposal included an infill extension measuring 3.3m high, 6m deep and 7.8m wide. The extension would be located next to the existing rear extension of the building and would create a full width extension which would involve the loss of the rear bay. A bin enclosure is proposed in the front garden between the main entrance stairs and the side stairs with access from the main entrance stairs. The bin store would measure 3.5m wide, 1.3m deep and 1.7m height and would be constructed using timber.
- 1.2. Revised Scheme: Following discussions with officers, revised plans were submitted. The extension were submitted reducing the width of the extension by 1.3m from 7.8m to 6.5m in width. The revised plans also seek to move the access to the bin store from the main entrance stairs to the side entrance stairs. No other changes are proposed to the bin store.

2. Design and Conservation

- 2.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation area. Policy SD2 of the Redington and Frogna Neighbourhood Plan ensures that new developments must preserve or enhance the green garden suburb of the conservation area.
- 2.2. The building has an existing single-storey rear extension measuring 4.8m deep, 3.4m wide and with a pitched roof measuring 3m to the eaves and 3.6m to the ridge. The original proposal was for a full width extension that would have removed the original rear bay window. Following advice from planning and conservation officers, the extension has been reduced in width and would now measure 6.5m which is half the width of the rear elevation and thus the rear bay would be retained. The half width extension would read as a subordinate extension to the host property and its scale, size and massing would be appropriate in this context and in keeping with other rear extensions along the street including nos. 19 and 15 Chesterford Gardens. The extension would be finished in red brickwork which would match and be sympathetic to the host property. Although the existing single-storey rear projection would be lost, the rear bay would be preserved which is regarded as being more integral to the façade of the building. The proposed rear extension is therefore considered acceptable in design and heritage terms. The existing single bay door would be replaced with steel framed double doors which are considered acceptable. It is considered that a significant area of rear garden space (85%) would be retained as the property benefits from a long rear garden.
- 2.3. The plans of the bin store have been revised to relocate the opening from the main entrance staircase to the adjacent side to address the concerns raised by local residents. The proposed front garden bin store would be timber finished and located between the main entrance stairs and side stairs. It would be accessed by a new timber gate adjacent to the side stairs. The high front boundary wall would screen views of the bin store from the street and it would not have a harmful visual impact on the streetscene and an acceptable amount of front garden space would be

retained. The bin store, by virtue of its materials, size and siting is considered acceptable.

- 2.4. It is considered that the proposed rear extension and bin store would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

3. Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. The amended scheme is a half-width extension and would no longer reach the boundary with no 15, which therefore would reduce the impact on daylight, sunlight and sense of enclosure on the garden of no. 15 as the half-width would be set back from the boundary by 4.7m. It is considered therefore that the extension would not significantly impact on the amenity on no.15. The extension would project only marginally beyond the existing extension at the neighbouring property at no 19 and would therefore not cause significant impacts on the daylight and sunlight to the windows or garden of no. 19. The amended scheme would only have one rooflight thus reducing light pollution to the flats on the upper floors.
- 3.3. The proposed bin store is not considered to cause significant amenity impacts on residential occupiers.

4. Trees and Biodiversity

- 4.1 Policy A3 seeks to protect trees and vegetation in development and to provide replacements when lost. The rear extension would involve the loss of three trees and may impact on other trees in the vicinity. New vegetation and tree planting is proposed. No information has been submitted in support of the proposal to demonstrate that the surrounding trees would be sufficiently protected. The proposals have been reviewed by the Council's Tree Officer who has requested further details including a tree protection plan and arboriculture method statement which are to be secured through conditions attached to the decision notice. The proposed bin store is not considered to impact significantly on trees or vegetation.
- 4.2 The application site falls within the Redington Frognaal Neighbourhood Plan Area; however, it backs onto the western Frognaal rear gardens biodiversity corridor identified as corridor K within the Hampstead Neighbourhood Plan. The proposed extension would be to the rear of the property and would be constructed on an area of hardstanding used as an existing patio area. The rear garden remains largely unaltered. The proposal extension would not affect or diminish the ability of the biodiversity corridor to continue to provide a habitat and would not inhibit the free movement of wildlife.

5. Recommendation

- 5.1. Grant conditional Planning Permission

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 27th June 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/0071/P
Contact: Edward Hodgson
Tel: 020 7974 8186
Email: Edward.Hodgson@camden.gov.uk
Date: 22 June 2022

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Edward Rutherford Architect
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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat A
17 Chesterford Gardens
London
NW3 7DD

DECISION

Proposal:

Erection of a ground floor single storey rear extension, enlargement of door opening in the rear bay window and installation of refuse bin store adjacent to the front boundary.

Drawing Nos: CFG PL 08 Site Location Plan, Design and Access Statement, CFG PL 51A, CFG PL 52A, CFG PL 53, CFG PL 54A, CFG PL 55A, CFG PL 56A, CFG PL 57A, CFG PL 58A, CFG PL 01, CFG PL 02, CFG PL 03, CFG PL 04, CFG PL 05, CFG PL 06, CFG PL 07,

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

CFG PL 08 Site Location Plan, Design and Access Statement, CFG PL 51A, CFG PL 52A, CFG PL 53, CFG PL 54A, CFG PL 55A, CFG PL 56A, CFG PL 57A, CFG PL 58A, CFG PL 01, CFG PL 02, CFG PL 03, CFG PL 04, CFG PL 05, CFG PL 06, CFG PL 07

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 and policies SD2, SD5 and SD6 of the Redington Froggnal Neighbourhood Plan 2021.

- 4 Prior to the commencement of any works on site, an arboricultural method statement and tree protection plan demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved in writing by the local planning authority. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction" and should include details of appropriate working processes in the vicinity of trees. All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policies BGI 2 of the Redington Froggnal Neighbourhood Plan 2021.

- 5 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with an Arboricultural Method Statement and Tree Protection Plan secured by condition 4. The protection measures shall then remain in place for the duration of works on site and recommendations made in the method statement followed and implemented, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017 and policies BGI 2 of the Redington Froggnal Neighbourhood Plan 2021.

Informative(s):

- 1 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).
- 2 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.
- 3 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.

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

Chief Planning Officer