

Application ref: 2022/2000/P
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Date: 27 July 2022

Development Management
Regeneration and Planning
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Paper House Project
18 Ashwin Street
Hackney
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E8 3DL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
48 Chetwynd Road
London
Camden
NW5 1BY

Proposal: Variation of condition 3 (approved drawings) of planning permission 2020/5129/P granted on 03/02/2021 for 'Erection of dormer window extension on rear roof slope; installation of two rooflights on rear roof slope and one rooflight on front roof slope. Replacement of existing single storey rear extension. Replacement of existing front wall with a lowered brick wall with new metal railings, entrance gate and bin store gate' to allow for :

- Change to front boundary treatment (railings)
- Reduced conservation rooflights
- Ground floor rear extension to be of zinc cladding
- Replacement soil pipe on front elevation

Drawing Nos: Previously approved (2020/5129/P) drawings and documents: PHP CHE: 00 100, 01 100, 01 101, 01 200, 01 300, 02 100, 02 101, 02 200, 02 301 P1, Design and Access Statement

Now approved (2022/2000/P) drawings and documents: PHP CHE: 00 100, 01 100, 01 101, 01 200, 01 300, 02 100 P4, 02 101 P1, 02 200 P2, 02 300 P1, 02 301 P2, 02 302 P0, Design and Access Statement

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 the original planning permission ref 2020/5129/P dated 03/02/2021.

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 if in CA] of the London Borough of Camden Local Plan 2017.

- 3 For the purposes of this decision, condition no.3 of planning permission 2020/5129/P shall be replaced with the following condition:

REPLACEMENT CONDITION 3:

The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:

PHP CHE: 00 100, 01 100, 01 101, 01 200, 01 300, 02 100 P4, 02 101 P1, 02 200 P2, 02 300 P1, 02 301 P2, 02 302 P0, Design and Access Statement

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

- 4 Prior to the commencement of development, details of the brickwork to be used in the construction of the development and detailed drawings of the entrance gate, bin store gate and railings, including finials, at a minimum scale of 1:20, shall be submitted and approved. The development shall be undertaken and permanently retained in accordance with the approved details.

Reason: In the interests of the character and appearance of the townscape and the conservation area in accordance with policy D1 (Design) and D2 (Heritage) of the LB Camden Local Plan 2017.

Informative(s):

- 1 On 03/02/2021 planning permission 2020/5129/P was granted for 'Erection of dormer window extension on rear roof slope; installation of two rooflights on rear roof slope and one rooflight on front roof slope. Replacement of existing single storey rear extension. Replacement of existing front wall with a lowered brick wall with new metal railings, entrance gate and bin store gate'.

Minor amendments are now proposed to the development as follows:

- Change to front boundary treatment (railings)
- Reduced conservation rooflights
- Ground floor rear extension to be of zinc cladding
- Replacement soil pipe on front elevation

The amendments would preserve the character and appearance of the Conservation Area and there would be no harm to the amenity of any neighbouring occupiers or any other planning interests.

A low brick wall with amended metal railings (with gates for pedestrian access and access to bins) would be provided. It would be appropriate to the architectural and heritage value of the site and the streetscene and would not harm the appearance of the Conservation Area. The proposal for the use of zinc cladding rather than aluminium at the sides of the rear extension would similarly not harm the visual amenity of the site or the character or appearance of the Conservation Area.

The additional black plastic drain pipe on the front elevation and the reduced size conservation rooflights on the roof slopes would not have any material impact on the character or appearance of the site or the Conservation Area.

No further extensions or additions are proposed and there would be no impact upon the amenity of any neighbouring occupiers in terms of light, privacy or outlook.

No objections have been received prior to making this decision. 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, D1 and D2 of the Camden Local Plan 2017. The proposals also accord 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 2021.

- 2 For condition 4 (above) the railings should be painted black metal, sunk individually into the plinth of the wall in the traditional manner, and the gate should pivot from the ground in the traditional manner.
- 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 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).
- 5 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



Daniel Pope
Chief Planning Officer