

Application ref: 2022/5020/P
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Date: 1 March 2023

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

John Allsopp Studio Ltd
Work Life
33 Foley Street
London
W1W 7TL

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

18 Chesterford Gardens
London
NW3 7DE

Proposal:

Demolition of existing conservatory and replacement with new single storey rear extension at the lower ground floor with green roof

Drawing Nos: A-1-0001, A-1-0002, A-1-1010, A-3-1010, A-1-1011, A-1-2010, A-1-2011, A-3-0001, A-3-1000, A-3-1001, A-3-2000, A-3-2001, A-3-4001, A-3-9001,

Wallbarn Planting (Wildflower) Species 2022 document, Wallbarn Planting (Sedum) Species 2022 document, Wallbarn Maintenance Schedule

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- A-1-0001, A-1-0002, A-1-1010, A-3-1010, A-1-1011, A-1-2010, A-1-2011, A-3-0001, A-3-1000, A-3-1001, A-3-2000, A-3-2001, A-3-4001, A-3-9001, Wallbarn Planting (Wildflower) Species 2022 document, Wallbarn Planting (Sedum) Species 2022 document, Wallbarn Maintenance Schedule

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The green roof hereby approved shall be fully installed in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies A3 and CC3 of the Camden Local Plan 2017.

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 Reasons for granting permission.

The scheme involves demolishing the existing conservatory and erecting a new single storey half width rear extension with a flat roof design.

The overall scale is not materially changing from the existing conservatory. The width of the main part of the extension is not increased. The eaves of the extension is increased by 0.6m to 3.7m but, because of the flat roof nature of the design, this is the maximum height of the extension. This means the proposed design is 0.6m lower than the maximum height of the original. The depth is now straight as opposed to having chamfered edges and is slightly longer with a stepped projecting bay element. Overall these are not significant changes which means the extension still preserves the character and appearance of the host building and Conservation area.

The design also corresponds to fenestration patterns on the rear elevation including door frames on the other side and windows on the upper floors so

that it maintains a level of symmetry which is welcome.

The materials match the existing dwelling house. There is also an acceptable level of glazing and the use of aluminium frames is supported.

In terms of amenity, as the scale and bulk is almost the same as existing, there will be no further impact on neighbour amenity in terms of loss of outlook, daylight, sunlight or privacy.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The revised proposal includes a green roof and details including the substrate depth and variation in planting species have been provided. The Council's Tree Officer raised no objection and this will provide additional visual amenity and biodiversity which is welcomed.

No objections have been received prior to making this decision. The Redington and Frognal Neighbourhood Forum have removed their objection. 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 CC1, A1, A3, D1 and D2 of the Camden Local Plan 2017 and policies SD1, SD2, SD4, SD5 and BG11 of the 2021 Redington and Frognal Neighbourhood Plan. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

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:

<https://www.gov.uk/appeal-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer