

Application ref: 2022/0467/P  
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**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Ramos Architecture  
37A Croydon Road  
Penge  
LONDON  
SE20 7TJ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**3 Berridge Mews**  
**London**  
**NW6 1RF**

#### **Proposal:**

Erection of side infill to existing rear extension and replacement of all windows  
Drawing Nos: BME RA 01 90 P0; BME RA 01 91 P0; BME RA 01 92 P0; 3, Berridge Mews, London, Camden, NW6 1RF (location plan); BME RA 01 100 P1; BME RA 01 101 P1; BME RA 01 200; BME RA 01 215 Rev P0; BME RA 01 221 Rev P1

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-  
BME RA 01 90 P0; BME RA 01 91 P0; BME RA 01 92 P0; 3, Berridge Mews,

London, Camden, NW6 1RF (location plan); BME RA 01 100 P1; BME RA 01 101 P1; BME RA 01 200; BME RA 01 215 Rev P0; BME RA 01 221 Rev P1

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 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The proposal would widen the existing rear ground floor extension so that it becomes fullwidth with the house and extends up to the shared boundary with no. 4 Berridge Mews, infilling the area adjacent to the existing extension. It would measure approximately 1.3 wide x 2.6m high x 4.8 deep, and would not exceed the rear building line or height of the existing extension. It would be constructed of matching brickwork and the glazed roof would be angled and sloped down to a height of 1.8m along the shared boundary with the neighbours to the west. The proposed design and the materials would reflect the character and appearance of the existing extension, host building and neighbouring ones.

The bi-folding doors on the existing extension would be replaced with wider ones repositioned to align with the new rear façade; the side facing window would be removed and the roof light would be replaced with a slightly larger one. Due to its scale, projection and footprint, the proposed extension and alterations to the existing rear extension would be subordinate to the host dwelling, neighbouring ones and the wider area. Given the nature of the existing extension, the proposed development is considered to be acceptable and would not be out of character in this context.

Revisions were secured to remove the Juliet balcony proposals. The replacement of all windows and glazed front first floor doors are like-for-like in terms of design, size and siting, with timber frames to match the existing, which is appropriate.

In terms of amenity, the proposed extension is small in scale and would have minimal impact on the amenities of no.4. Its maximum height would be the same as the existing extension and slope down to the height of the shared boundary fence, which would ensure the extension does not appear overbearing nor result in loss of daylight or outlook. Additionally the extension would not have a side elevation window facing no.4 so there would be no impact on privacy to neighbouring properties. The glazing on the roof is modest and would not result in adverse light spill impact. No new views would be afforded in terms of the replacement of all windows on the host building.

One objection has been raised in relation to the works. This and the application site's planning history were taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017 and policies 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan 2015. The proposed development also accords with the London Plan 2021 and the National Planning 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.


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-householder-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 positioned above a faint, light-grey rectangular stamp. The stamp contains some illegible text and a circular emblem.

Daniel Pope  
Chief Planning Officer