

Application ref: 2023/0715/P
Contact: Duty Determination Team
Tel: 020 7974 4444
Email: Planning@Camden.gov.uk
Date: 26 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
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www.camden.gov.uk/planning

Alex Tart Architects
The Old Boathouse
1A Putney Embankment
SW151LB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
7 Daleham Mews
London
Camden
NW3 5DB

Proposal:

Proposed alterations to raise the existing roof terrace wall height by 5 brick courses using materials that match the existing (London stock bricks with concrete coping).

Drawing Nos: E01.0; E03.0; E06.0; E07.0; E08.0; P02.0 REVA; P05.0 REVB; P06.0 REVA; P07.0 REVB and Design and Access Statement by Alex Tart Architects dated 16/02/23.

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: E01.0; E03.0; E06.0; E07.0; E08.0; P02.0 REVA; P05.0 REVB; P06.0 REVA; P07.0 REVB and Design and Access Statement by Alex Tart Architects dated 16/02/23.

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 to raise the rear parapet wall for safety and security associated with the continued use of the flat roof at first floor level as a roof terrace. The existing parapet wall measures approximately 431mm and the proposed height and material are considered to be acceptable in terms of conservation and design.

The proposed raising of the rear parapet would match the existing side party walls and form a continuous building line to the rear elevation. Architecturally, the rear parapet would be increased by 5 brick courses and the external wall will have the same brick façade treatment as existing (London stock bricks with concrete coping). Thus, the proposal would preserve the character and appearance of the Mews building.

The proposed alterations and additions would be of an appropriate design, scale, siting and materiality in keeping with the character and appearance of the host property and wider conservation area. As such the character and appearance of the conservation area would be preserved.

Special regard has been attached to the desirability of preserving or enhancing 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.

There would be no detrimental impact to residential amenity. There would be no significant changes to bulk or form of the building. The outlook, light and privacy of neighbouring rooms and amenity spaces would not be affected.

No objections were received following statutory consultation. Belsize CAAC has no objection to the proposals. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with policies CC1, CC2, D1, D2

and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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 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-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



Daniel Pope
Chief Planning Officer