

Application ref: 2022/4917/P  
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**Development Management**  
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Proficiency Design & Build  
31-35 Fortune Green Road  
WEST HAMPSTEAD, LONDON  
NW6 1DU

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**26 Berridge Mews**  
**London**  
**NW6 1RF**

Proposal:

Erection of a single storey infill extension at rear ground floor and part width extension at rear first floor of dwelling house (Class C3).

Drawing Nos: Design and Access Statement 07/11/2022; Site Location Plan; (P-067) EX-01; EX-02; EX-03; EX-04; EX-05; EX-06; EX-07; PR-01 Rev B; PR-02 Rev B; PR-03 Rev B; PR-04 Rev B; PR-05 Rev B; PR-06 Rev B (18/05/2023)

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:

Design and Access Statement 07/11/2022; Site Location Plan; (P-067) EX-01; EX-02; EX-03; EX-04; EX-05; EX-06; EX-07; PR-01 Rev B; PR-02 Rev B; PR-03 Rev B; PR-04 Rev B; PR-05 Rev B; PR-06 Rev B (18/05/2023)

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-

Berridge Mews is a gated mews constructed in the 1980s with two access points from Hillfield Road. The mews is mostly three-storeys in height, and steps down at each corner to form two-storey dwellings with mirrored footprints. The application site is one of these pairs of houses located on the north corner plot, comprising numbers 25 and 26 Berridge Mews. The site is not listed or within a Conservation Area; however, the original permission for the mews removed permitted development rights for householders.

This proposal is an infill extension, which involves enlarging the existing single storey extension to create a full width rear extension. The existing extension is 8m wide to a depth of 4m with a mono-pitch roof to a height of 3.4m (2.7m at the eaves) and projects 2.1m beyond rear elevation of the neighbouring building at number 27 Berridge Mews. The proposed rear extension would match the height and depth of the existing extension, extending to an overall width of 10.5m. In the context of the existing extension and the established development in the mews, the increased ground floor element is considered acceptable.

The proposed first floor rear extension at first floor level would be 6.5m wide and 2.5m deep and 2.2m tall, with an overall height 5.2m. The first-floor extension would project slightly above the eaves; however, it would extend only part width, be set back from the neighbouring boundary. Within the site context of surrounding taller buildings, the proposal would appear subordinate to the existing building.

There have been recent planning permissions for rear extensions at numbers 15, 16, 18, 20 and 29 Berridge Mews. The first-floor extension to the two-storey eastern corner, at number 29 Berridge Mews was allowed on appeal. As a result, the proposal would respect the prevailing pattern of development. Due to the distances from neighbouring properties, the rear extensions would not be prominent in views from Hillfield Road or appear visually intrusive other public viewpoints.

The detailed design and materials would be sympathetic with brickwork to match the existing. The rooflights would be discrete within the roof form and the proposed casement windows would be aligned with the first-floor windows. At ground floor level, the black steel frame doors are considered appropriate in design and materials would not be harmful to the character of the host building.

Given the location, scale, and proportions of the extensions, they are considered subordinate to the host building and would retain a reasonable amount of garden space. Due to the relationship of the neighbouring buildings and boundaries, the proposals would have limited visual impact and respect the character and appearance of the host building and its surroundings area.

To the rear of the site, the proposals would have limited impact on the neighbouring sites of Achilles Road and Fortune Green Police Station due to distances and boundary walls that would screen the proposals. The nearest residential properties that would be affected by the proposal are the adjacent neighbours, east and west of the site. The ground floor rear window of number 27 Berridge Mews is already affected by the existing extension, therefore, the proposals would not significantly worsen the existing situation. The proposed first floor extension would project beyond the neighbouring rear elevation; however, it is set back from the boundary and northeast facing, therefore, would not overshadow or cause loss of light. The proposals do not affect the side elevation adjacent to number 25 Berridge Mews, due to its orientation and set back from the boundary. As a result, the proposals would not have a detrimental impact on neighbouring properties' amenity in terms of loss of privacy, daylight, overshadowing, outlook or sense of enclosure.

- 2 As such, the proposed details are in general accordance with policies D1 and A1 of the London Borough of Camden Plan 2017 and the proposed development is in general accordance with policy 2 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.
- 3 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).
- 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.

- 5 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.

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