

Application ref: 2022/5663/P
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Date: 22 June 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

33 St Crispins Close
London
NW3 2QF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 Byron Mews
London
Camden
NW3 2NQ

Proposal:
Erection of a rear dormer roof extension, two skylights to front roofslope, and a single storey rear extension.

Drawing Nos: Site Location 29 Byron Mews London NW3 2NQ, Block Plan 29 Byron Mews, London, NW3 2NQ, 29NW32NQ/007 Aerial View, 29NW32NQ-001 Front & Rear Elevations Existing & Proposed, 29NW32NQ/002 Floor Plans Existing, 29NW32NQ-003A Floor Plans Proposed 2.5m Extension, 29NW32NQ-004A Revised Section 2.5m Extension, 29NW32NQ/008 Existing & Proposed Roof Plans, Design and Access Statement dated June 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: Site Location 29 Byron Mews London NW3 2NQ, Block Plan 29 Byron Mews, London, NW3 2NQ, 29NW32NQ/007 Aerial View, 29NW32NQ-001 Front & Rear Elevations Existing & Proposed, 29NW32NQ/002 Floor Plans Existing, 29NW32NQ-003A Floor Plans Proposed 2.5m Extension, 29NW32NQ-004A Revised Section 2.5m Extension, 29NW32NQ/008 Existing & Proposed Roof Plans, Design and Access Statement dated June 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 and D2 of the London Borough of Camden Local Plan 2017 and policies DH1 and DH2 of the Hmapstead Neighbourhood Plan.

Informative(s):

- 1 Reasons for granting permission.

The proposed ground floor extension and roof dormer would be at the rear of the terraced property within a modern development. Although the dormer may be visible from upper-level windows of surrounding private properties, it would not be visible from the public realm of the conservation area nor from the private streetscape of the mews. Two rooflights are proposed on the property's front roofslope, these will not be unduly noticeable from within the streetscape of the mews as the roof pitch is low, nor will they be visible from anywhere in the public realm. There are already two rooflights on this roofslope at either end of the terrace of which the host building is part.

The protrusion of the ground floor extension has been reduced at the Council's request to retain adequate garden space for amenity use. Although almost full width, the extension would be set back from the adjacent property boundaries leaving space for vegetation. The extension would be of simple design in stock brick to match the host building with a rooflight installed on its flat roof. The extension's rear elevation would have glazed aluminium sliding doors in white to match the finish of windows higher up the building.

There is an existing rear dormer extension at neighbouring No 30 to which the proposed dormer is aligned in terms of mass and positioning. The proposed rear dormer window is set closer to the roof ridge than is ideal but would match the existing dormer to No 30 and for this reason is considered acceptable. It is reasonable in scale, subordinate to the host building and appropriate for its context. In terms of materiality the dormer would be finished in tiles matching

the main roofslope, and would feature two white timber windows similar to those directly below.

The material palettes put forward for both the dormer extension and the ground floor extension are considered coherent with the host building and terrace of which it is a part, and therefore would not detract from the existing building's character.

The proposal is considered to preserve the character and appearance of the host building and conservation area. 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 proposed works are not considered to cause undue harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight or overshadowing etc. The proposed rear extension is of modest height and is set back slightly from the property boundaries which will lessen its impact on the adjoining properties. The rear faces the building to the rear, and although there are no windows directly at roof level, it would face the windows below at second storey, which are already overlooked by the host building's second storey windows. The view from the new dormer windows would be oblique and therefore cause less harm than the existing second floor windows. The proposed rooflights would not directly looking into any neighbouring habitable rooms and are intended to provide additional light rather than create an outlook.

Two objections were received following statutory consultation, these have been addressed in the consultation summary. The site's planning history was 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, policies DH1 and DH2 of the Hmapstead Neighbourhood Plan, 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 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:

<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