

Application ref: 2023/2544/P
Contact: Daren Zuk
Tel: 020 7974 3368
Email: Daren.Zuk@camden.gov.uk
Date: 11 August 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

LVH Architects Ltd
68 Leighton Road
London
NW5 2QE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
93A Camden Mews
London
NW1 9BU

Proposal: Removal of existing rear conservatory and erection of single-storey ground floor rear extension. Replacement of front garage door with glazing to create internal habitable space.

Drawing Nos: 1027_000_001, 1027_100_001, 1027_100_002, 1027_100_003,
1027_100_004, 1027_100_101, 1027_100_102, 1027_100_103, 1027_100_104,
1027_200_001, 1027_200_002, 1027_200_003, 1027_200_005, 1027_200_105,
Design and Access Statement.

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:

1027_000_001, 1027_100_001, 1027_100_002, 1027_100_003, 1027_100_004, 1027_100_101, 1027_100_102, 1027_100_103, 1027_100_104, 1027_200_001, 1027_200_002, 1027_200_003, 1027_200_005, 1027_200_105, Design and Access Statement.

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 roofs of the extensions hereby permitted shall not be used as balconies, terraces, or for any other ancillary residential purposes.

Reason: In the interests of the amenity of surrounding occupiers in accordance with Policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The existing conservatory is proposed to be removed and replaced with a full-width single-storey rear extension. It is considered acceptable in siting, scale, and design, and would read as subordinate to the host building, using matching and complementary materials including modern fenestration and matching brick. By reason of its siting to the rear of the house, it would not be immediately visible in public views, and would not impact on the character and appearance of the streetscene or the wider conservation area. The rear extension would also result in more than 50% of the rear garden remaining as such, thus retaining sufficient outdoor amenity for current and future occupiers.

The proposed replacement of the existing garage door with a window on the front elevation is considered acceptable in design terms, as the replacement window will partially replicate the look of a garage door and would also reflect the glazing arrangement of similar conversions on this street. This design retains the mews character of the front elevation, which will help conserve and enhance the conservation area.

Replacement of the existing windows on the front and rear elevations, including an enlarged rear rooflight, are all considered acceptable as the units will be of a modern character and design, thus complementing the character of the dwelling.

It is not considered there would be any significant detrimental impact to

neighbouring residential amenity due to the erection of the rear extension. The proposed rear extension features a similar height to the existing conservatory, and coupled with its shallow depth, is not considered to create any amenity concerns with regards to loss of outlook, day/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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

One response providing comments on the proposal was received from a neighbouring occupier following statutory consultation. Comments have been taken into account and responded to in the above statements where appropriate. The Camden Square CAAC also advised they have no objection to the proposal. The planning history of the site and surrounding area were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 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 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.
- 4 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.
- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the typed name and title.

Daniel Pope
Chief Planning Officer