

Application ref: 2023/3737/P  
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Date: 1 November 2023

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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WC1H 9JE

Phone: 020 7974 4444

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[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

StateStudio  
11-12 Crown Works  
Temple Street  
London  
E2 6QQ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**83 Camden Mews**  
**London**  
**NW1 9BU**

Proposal:

Replacement of existing garage door with new timber framed wall and window with full height batten cladding, replacement and repositioning of the existing main front door and side panels, replacement of existing metal cage with new vertical timber batten enclosure including sliding gate and general re-cladding the ground floor with a dark timber battening, replacement of all existing windows with new double glazed casements, and new doors to second floor terrace

Drawing Nos:

Site Location Plan PA3-A1-010, PA3-A1-011 P1, PA3-A2-010, PA3-A2-210, PA3-A2-013, PA3-A2-012, PA3-A2-011, PA3-A3-210, PA3-A3-011, PA3-A3-010, PA3-A3-211, Planning and Heritage 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:

Site Location Plan PA3-A1-010, PA3-A1-011 P1, PA3-A2-010, PA3-A2-210, PA3-A2-013, PA3-A2-012, PA3-A2-011, PA3-A3-210, PA3-A3-011, PA3-A3-010, PA3-A3-211, Planning and Heritage 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.

Informative(s):

- 1 Reasons for granting permission.

The proposals involve alterations to the existing single dwellinghouse which is located within the Camden Square Conservation Area, and to which it makes a positive contribution.

The works on the front elevation include the replacement of the existing unused garage door with a new timber framed wall and high-level window, which would retain the legibility of the garage door. The front door would be slightly repositioned and replaced, with the location and materiality considered acceptable. The ground floor front elevation would be clad with dark timber battening which is considered to be sympathetic to the character of the host and adjoining property. The existing metal security cage at ground floor would be replaced with vertical timber slats which would retain the legibility of the existing metal enclosure, and would also help to screen the refuse bins which are stored in this location. Views into the existing recessed area would be retained, thus maintaining the symmetry with the neighbour. The ground floor alterations are considered to be sympathetic to the host building and would retain existing features that are characteristic of these mews properties. The relationship with the neighbouring house would also be preserved.

The replacement of all front and rear windows and terrace doors with new matching double glazed timber windows and doors is considered acceptable.

The proposal is considered to preserve the character and appearance of the 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 proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No objections have been received prior to making this decision. A letter of support was received from the Camden Square Conservation Area Advisory Committee, who commented that the slatted timber screens would enhance the appearance of the house and reduce the impact of anti-social behaviour occurring within the recessed space. The planning history of the site has been 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. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 2023.

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 written over a light grey rectangular background.

Daniel Pope  
Chief Planning Officer