

Application ref: 2023/4485/P
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Development Management
Regeneration and Planning
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A. Shahkamrani
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United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
48 Queen's Grove
London
NW8 6HH

Proposal:
Upwards extension including mansard roof extension and new fenestration arrangement to the Coach House.

Drawing Nos: BBP-0545-001; BBP-0545-002; BBP-0545-002, rev A; BBP-0545-003, rev A; BBP-0545-004, rev A; Design and Access Statement prepared by BB Partnership Architects Chartered Architects dated December 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- BBP-0545-001; BBP-0545-002; BBP-0545-002, rev A; BBP-0545-003, rev A; BBP-0545-004, rev A; Design and Access Statement prepared by BB Partnership Architects Chartered Architects dated December 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.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details (including samples provided on site) of the roof tiles;

b) Details including sections and elevations of all windows (including jambs, head and cill)

c.) A sample panel of the facing brickwork to be provided on site (constructed alongside the existing brickwork) demonstrating the proposed colour, texture, face-bond and pointing

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/consent-

The proposal involves the upwards extension including a mansard roof extension to the existing coach house building, along with the construction of new and replacement windows and doors on the building's side and rear elevations.

The proposal has been amended to reduce the mansard roof height from 2.5m to 2.2m, retain the existing chimney and extend its height, lower the proposed parapet by 0.3m, remove proposed side dormer windows and replace with a new rooflight, remove the brick inset panels from the first floor front elevation and replace with larger windows.

The proposed works to the existing front elevation would remove the existing garage door, which detracts from the building's appearance, and replace with new sash windows which are complementary to the building's conversion from a coach house to being exclusively a residential dwelling, and more in keeping

with the character of the conservation area. Similarly, the proposed fenestration on the southeast side and rear elevations would be proportionate to these elevations and arranged in an appropriate manner. The sash window design would complement the design of the sash windows of the larger, principal building (main house) at the site.

The mansard would follow the design principles of a flat-topped mansard, being setback behind parapet walls. It would retain and extend the existing chimney, incorporate fenestration which responds to the existing building, including dormers with sash timber windows, and use materials to match the existing roof. The rooflight would be on the side elevation of the roof and be conservation style. Extending the height of the existing chimney would allow it to continue being a prominent feature of the new mansard roof. The dormers have an appropriate level of detail and complement the existing dormers at the main house.

The replacement timber door at the side elevation would replace an existing door at the same location and be constructed with a design and materials to respect the character of the host building.

Overall, the works to the coach house building would retain its subordinate relationship to the larger main house, improve the relationship of the building to the street through the removal of detracting elements such as the garage door, and introduce new elements in keeping with the building's residential use and wider conservation area.

Conditions are proposed to secure the detailed design of the brickwork, roof tiles and windows.

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 mansard extension would be adequately separated from adjacent buildings so as to not result in an unacceptable loss of sunlight, daylight or visual privacy. The proposed new windows would not enable unacceptable overlooking to adjacent properties. The works would provide an increased quality accommodation to the existing former coach house.

No objections have been received. 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of 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) 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