

Application ref: 2024/0367/P  
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Date: 18 March 2024

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

Phone: 020 7974 4444

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

Twinning Design  
330 West End Lane  
London  
NW6 1LN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**12A Elizabeth Mews**  
**London**  
**NW3 4TL**

#### **Proposal:**

Conversion of garage into habitable space, including replacement of garage door with window and cladding. Replacement of front door. Replacement of existing windows and sliding doors with metal framed double-glazed units at first and second levels.

Drawing Nos: GA-SITE-00 rev A, GA-BLOCK-00 rev A, GA-EX-EL-01 rev A, GA-EX-PL-01 rev A, GA-DM-EL-01 rev A, GA-DM-PL-01 rev A, GA-PR-EL-01 rev B, GA-PR-PL-01 rev B, 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:

GA-SITE-00 rev A, GA-BLOCK-00 rev A, GA-EX-EL-01 rev A, GA-EX-PL-01 rev A, GA-DM-EL-01 rev A, GA-DM-PL-01 rev A, GA-PR-EL-01 rev B, GA-PR-PL-01 rev B, 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.

Informative(s):

- 1 Reasons for granting permission.

Along the front facade the existing timber garage door will be replaced with timber framed louvres concealing a window in order to convert the garage into habitable space. This is considered acceptable as the use of timber louvres reflects the original fenestration arrangement, thus maintaining the design and character of the host building and wider group of terraces. Other alterations to the front facade including new timber framed external door of a matching style, replacement of the PVC windows on the first floor with double glazed aluminium framed units, and installation of aluminium framed double sliding doors on the second floor. Overall, the front facade alterations are not considered to harm the character and setting of the host building, group of terraces, and wider Conservation Area. The use of aluminium framed windows and doors is also considered acceptable for use on a 20th century building within a Conservation Area.

Due to the scale and scope of the proposed works, they would not cause any adverse impacts on the amenity of adjoining or nearby residential occupiers in terms of loss of light, outlook or privacy.

The Belsize CAAC initially objected to the proposal on the grounds that the original proposal was incongruent to the style and character of the host building and wider group of terraces, specifically the fenestration of the garage door replacement. They have since withdrawn their objection given the submission of an acceptable amendment to the louvred design. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize 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.

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 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 printed name.

Daniel Pope  
Chief Planning Officer