

Application ref: 2023/1608/P
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Date: 28 June 2024

Development Management
Regeneration and Planning
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WAY Architecture Yell
Second Floor Studio
28 Poland Street
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W1F 8QP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Camden Mews
London
NW1 9DB

Proposal: Erection of front boundary wall, entrance door and sliding timber gates.

Drawing Nos: A01, A02, A03 Rev 01, A04 Rev 01, A05 Rev 01.

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:

A01, A02, A03 Rev 01, A04 Rev 01, A05 Rev 01.

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 proposal involves the installation of a front boundary wall, front entrance door, and sliding gates. The current driveway consists of two on-site parking spaces with a side front garden which is partially landscaped. Due to anti-social behaviour and security concerns the applicants would like to enclose the front part of the driveway to secure their property. The amended proposal shows the height of the new front wall and gates reduced to be in line with the height of the neighbouring properties (No.19) fence. The sliding gates and entrance door would be constructed of vertical timber slats which would allow for partially obscured views into the front garden from the street. The front boundary wall would be in a yellow stock brick to match the neighbouring properties, and is thus considered acceptable.

Given the amended height and lightweight appearance it is considered the proposed front boundary wall, entrance door and sliding gate, materials and form would be in keeping with the existing street scene and surrounding area and would therefore be acceptable. It is also considered the works would preserve the character and appearance of the wider Conservation Area.

Other alterations involve painting the face of the existing party wall with No.64 Murray Street in white, removal of one front parking space, front yard walls and wood fencing to be removed, existing pavers to be removed and replaced with new stone pavers, new stone flooring and pedestrian access, ground to be prepared for planting, new storage area for waste bins, intercom and wall lights to be added to the front walls. These are all considered to be minor alterations which would enclose by the new front boundary walls and sliding gates. They would enhance the frontage of the property and create more welcoming and secure front entrance to the property and would therefore be acceptable.

Given the modest height, size, and location of the front alterations, it is not considered they would have a detrimental impact on the amenities of neighbouring properties in regard to loss of light, overshadowing, overbearing or privacy impacts.

The Camden Square CAAC initially objected to the application, but have since withdrawn their objection following submission of revised plans. 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 Camden Square Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the details are in general accordance with Policies, D1 and D2 of the London Borough of Camden Local Plan 2017 and are also in accordance 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) 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 blue rectangular background.

Daniel Pope
Chief Planning Officer