

Application ref: 2024/0980/P  
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Date: 22 July 2024

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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London  
WC1H 9JE

Phone: 020 7974 4444

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twelve forty one  
1 Mentmore Terrace  
London  
E8 3PN

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**3 Baynes Mews**  
**London**  
**NW3 5BH**

#### **Proposal:**

Variation of Condition 2 (approved plans) of planning permission 2023/1043/P dated 03/10/2023 (Amended by 2023/4925/P dated 04/03/2024) for 'Garage conversion into habitable space and continued use of the property as a single dwellinghouse, installation and replacement of windows on the front elevation at first floor level and replacement of the front door and garage doors at ground floor level', namely for alterations to the front garage doors and alterations to existing and proposed rooflights.

Drawing Nos: Superseded Drawings: 3BM-1103 rev 3-05, 3BM-1104 rev 3-05, 3BM-1301 rev 3-04, 3BM-1302 rev 3-04

Proposed Drawings: 3BM-1103 rev 3-06, 3BM-1104 rev 3-06, 3BM-1301 rev 3-05, 3BM-1302 rev 3-05

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 the original planning permission ref 2023/1043/P dated 03/10/2023.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 For the purposes of this decision, Condition 2 of planning permission 2023/1043/P dated 03/10/2023 (Amended by 2023/4925/P, dated 04/03/2024) shall be replaced with the following condition:

**REPLACEMENT CONDITION 2**

The development hereby permitted shall be carried out in accordance with the following approved plans:

3BM-0011; 3BM-0101; 3BM-0102; 3BM-0103; 3BM-0104; 3BM-0151 rev 3-02; 3BM-0152; 3BM-0153; 3BM-0154 rev 3-02; 3BM-0201; 3BM-0251; 3BM-0301; 3BM-0302; 3BM-1101 rev 3-05; 3BM-1102 rev 3-03; 3BM-1103 rev 3-06; 3BM-1104 rev 3-06; 3BM-1201 rev 3-03; 3BM-1301 rev 3-05; 3BM-1302 rev 3-05

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 Prior to the first occupation of the new unit, cycle parking shall be implemented in accordance with the approved plans under ref. 2024/0923/P (dated 06/06/2024). The approved facility shall be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

**Informative(s):**

- 1 Reasons for granting permission.

Planning permission ref. 2023/1043/P was granted on 03/10/2023 for the 'Garage conversion into habitable space and continued use of the property as a single dwellinghouse, installation and replacement of windows on the front elevation at first floor level and replacement of the front door and garage doors at ground floor level'. Subsequent amendments to the approved plans (Condition 2) were granted under ref. 2023/4925/P, dated 04/03/2024, and included the erection of a rear dormer and enlargement of the timber entrance door.

Subject to this current application, along the front elevations, amendments

comprise upgrading the existing garage doors to ones that align with the overall appearance of neighbouring houses and provide appropriate thermal and acoustic insulation. The new garage doors will be timber hinged and painted blue, similar to those at neighbouring no.4. The existing softwood casings and decorative elements are proposed to be removed while retaining the original facade proportions. The proposed amendments are considered minor in scale and will not harm the character of the host building nor that of the wider Belsize Conservation Area.

At roof level, the amendments comprise removal of the existing five rooflights and replacement with three larger rooflights in a conservation style. One rooflight would be located on the front roof slope, and two at the rear. The replacement rooflights are considered acceptable in size, location, and design, and will ensure that the historic character of the host building and wider Conservation Area is preserved. Under the previous amendment application (2023/4925/P), a rear dormer with rooflight was approved. The current amendments seek to increase the size of the rooflight, which is considered acceptable and will not unduly impact the character of the host dwelling.

The full impact of the scheme has already been assessed as part of the previous applications referenced above.

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).

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 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-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