

Application ref: 2024/1895/P
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Date: 24 September 2024

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

deUNIT
60 Devonshire Road
London
N13 4QX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

6 Byron Mews
London
NW3 2NQ

Proposal:

Alteration of fenestration to the rear elevation, including replacement of first floor balcony with a Juliet balcony and installation of full width sliding doors at ground floor.

Drawing Nos: Design & Access Statement May 2024; (6BM_) P1000; P002; P003;
P102; P103

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:- Design & Access Statement May 2024; (6BM_) P1000; P002; P003; P102; P103.

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 and policies DH1 and DH2 of the Hampstead Neighbourhood Plan 2018.

Informative(s):

- 1 Reasons for granting permission.

The site is a mid-terraced three-storey house with mansard front and rear dormers, located on the north side of Byron Mews. The dwelling is within the Mansfield Conservation Area in a late 20th century development. The proposed alterations would typically take place under permitted development rights but these rights were restricted by condition on the original permission for the redevelopment of the site and therefore planning permission is required.

The alterations to the fenestration are considered acceptable in terms of design and amenity. The proposals would result in increased levels of natural light to the rear ground floor, which is limited due to the site constraints of the north-west facing rear elevation and high level retaining wall to the rear. Existing overshadowing would be reduced by the removal of the projecting balcony and the introduction of full height and width glazing would improve light levels. At rear first floor level, the alterations to inward opening double doors allows for the installation of a Juliet balcony. The balcony would consist of metal balustrade and replaces the projecting balcony allowing for the removal of its vertical metal supports.

Byron Mews is curved in form with tall retaining walls to the rear due to its situation below the level of Fleet Road. Due to this site context, alterations to the rear would not be visible from the surrounding streets and there is limited visibility from neighbouring properties, due to boundary heights and vegetation. While the front elevation resembles Victorian architecture, the rear elevations are contemporary, which can accommodate the increased openings and sliding metal frames without causing harm to the character and appearance of the host building. As such, the proposal would cause no harm to the character and appearance of the subject property, terrace or this part of the Mansfield Conservation Area.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The nearest residential properties that would be affected by the proposal lie

east and west of the site. Given the removal of the projecting balcony would reduce bulk and opportunities for overlooking, the proposals would not harm neighbouring residential amenity in terms of loss of privacy, daylight or outlook.

No objections have been received prior to making this decision. The council considered this and the area's planning history and relevant appeal decisions when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017 and DH1 and DH2 of the Hampstead Neighbourhood Plan 2018. 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 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.

- 4 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.

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 centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer