

Application ref: 2024/5101/P
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Date: 20 January 2025

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

planning@camden.gov.uk
www.camden.gov.uk/planning

Llowarch Llowarch Architects
74 Camden Mews
London
NW1 9BX

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
103 Camden Mews
London
Camden
NW1 9BU

Proposal:

Conversion of covered entrance and carport into ancillary residential accommodation including screening onto mews frontage to incorporate cycle and waste and recycling storage and erection of rear single storey extension.

Drawing Nos: Design, Access and Heritage Statement prepared by Llowarch Llowarch Architects dated November 2024, Location Plan 1:1250, EX_GA 01, EX_GA 02, EX_GA 03, EX_GA 04, EX_GA 05, EX_GA 06, EX_GA 07, PR_GA 01, PR_GA 02, PR_GA 03, PR_GA 04, PR_GA 05, PR_GA 06, PR_GA 07.

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 and Heritage Statement prepared by Llowarch Llowarch Architects dated November 2024, Location Plan 1:1250, EX_GA 01, EX_GA 02, EX_GA 03, EX_GA 04, EX_GA 05, EX_GA 06, EX_GA 07, PR_GA 01, PR_GA 02, PR_GA 03, PR_GA 04, PR_GA 05, PR_GA 06, PR_GA 07.

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, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of the external screen door and gate to the front.

The relevant part of the works shall be carried out in accordance with the details thus approved.

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 Reason for granting planning permission:

Permission is sought for the conversion of covered entrance and carport into ancillary residential accommodation including screening onto Mews frontage to incorporate cycle and waste and recycling storage and erection of rear single storey. The property is a two-storey mews style dwelling. It is located within the Camden Square conservation area but is not listed. Planning permission (ref 2016/7063/P) was granted on 18th June 2018 for similar works but this application does not include the roof extension and conversion of the property into 2 flats. The proposed rear infill extension is smaller than that previously permitted.

The proposed rear (north) infill extension would measure approximately 3.0m high x 2.8m wide and 4.2m deep. The works would include raising the shared garden wall with no. 101 Camden Mews by 1m. Two new roof lights would also be installed within the roof. At the front of the property the existing garage area overhang would be enclosed by a metal screen door to create a study and

WC with external bin store and cycle storage space behind the front elevation. The metal screen would include a fixed door opening and sliding doors to allow access to the bike and bin store area. The screen would be constructed using full height narrow vertical fins that would allow light into the internalised space.

The infilling of the front car port with the metal screen and doors would not look out of place in this location. Virtually all of the other properties in this section of Camden Mews have gated or enclosed garages/parking areas with various design solutions used including metal doors and roller shutters. It is considered that the use of the metal screen doors in this location will result in a permeable appearance which would then not detract from the character and appearance of the property or its setting within the conservation area. The final appearance of the screen door will be conditioned in order that the established character and appearance of the conservation area can be maintained.

The rear infill extension would be limited to the private views from the neighbouring property at no. 101 Camden Mews of which the host building forms a pair. The majority of properties along the south elevation have been infilled at the rear. The proposed rear extension would be subservient to the host building, the materials are sympathetic in design and appearance and as such, would accord with policies D1 and D2 of the Local Plan.

The window of the neighbour's property sits below the existing boundary wall of No.101 and whilst the garden wall would be increased in height the outlook from the windows in the rear would not be harmed due to their location. Two rooflights are proposed to the flat roof of the rear extension. There is potential for this to cause some level of light pollution but this is not considered to be unduly more than would be currently provided from the existing openings at the rear of the property. It is not considered that the proposed infill rear extension would have a detrimental impact on residential amenities in terms of daylight/sunlight nor contribute to a sense of enclosure on account of its form and scale and complies with Policy A1 of the Local Plan.

The loss of the car port parking space was supported under planning permission 2016/7063/P and continues to be supported by Policy T2 of the Camden Local Plan. Whilst this would lead to the displacement of a vehicle onto Camden Mews, the occupants already benefit from the right to on-street parking permits. Three cycle spaces are provided as well as a bin store. It is considered that the cycle space provision encourages car free travel and complies with Policy T2 of the Camden Local Plan.

- 2 No objections were received prior to the determination of this application. The Camden Square CAAC were consulted and initially raised concerns about the proposal however they withdrew their objection following further discussions with the case officer. A letter of support was received however no address details were given so it is unclear where the correspondent lives and how they would be affected.

The planning history of the site and surrounding area were 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 conservation area, under s.72 of the 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, T2, D1 and D2 of the Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2024 and the London Plan 2021.

- 3 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).
- 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.
- 5 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.

6 Biodiversity Net Gain (BNG)

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain

Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available this permission will not require the approval of a BGP before development is begun because the planning permission is a minor application within exemption threshold.

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements.

The BGP must include, in addition to information about steps taken or to be taken to minimise any adverse effect of the development on the habitat, information on arrangements for compensation for any impact the development has on the biodiversity of the irreplaceable habitat.

The LPA can only approve a BGP if satisfied the adverse effect on the irreplaceable habitat is minimised and appropriate arrangements have been made for the purpose of compensating for any impact which do not include the use of biodiversity credits.

If planning permission is granted on an application made under section 73 of the Town and Country Planning Act 1990 and a BGP was approved in relation to the previous (parent) planning permission ("the earlier BGP") there are circumstances when the earlier BGP is regarded as approved for the purpose of discharging the biodiversity gain condition subject to which the section 73 planning permission is granted.

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if

the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

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 grey rectangular background.

Daniel Pope
Chief Planning Officer