

Application ref: 2023/5373/P
Contact: Lauren Ford
Tel: 020 7974 3040
Email: Lauren.Ford@camden.gov.uk
Date: 2 May 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
www.camden.gov.uk/planning

Lee Fenton Planning Services LTD
Carrfield
Ingol Lane
Hambleton
FY6 9BJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 A West Hampstead Mews
London
NW6 3BB

Proposal:
Erection of outbuilding in rear garden.

Drawing Nos: Location Plan 18 December 2023, Supporting Statement, Existing and Proposed Drawings April 2024, Sedum Roof Section, Sedum Roof Detail.

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 Location Plan 18 December 2023, Supporting Statement, Existing and Proposed Drawings April 2024, Sedum Roof Section,

Sedum Roof Detail.

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 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 4 The outbuilding hereby approved shall only be used for ancillary purposes to 2A West Hampstead Mews and shall not be used as a separate residential dwelling or a business premises.

Reason: To protect the residential amenity of neighbouring occupiers and prevent substandard living accommodation and excessive on-street parking pressure in accordance with policies, A1, H6 and T2 of the London Borough of Camden Local Plan 2017.

- 5 The green roof hereby approved (as shown on 'sedum roof section' and 'sedum roof detail') shall be fully installed on the outbuilding in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme for the duration of the development.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with Policies A3 and CC3 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site is located on the eastern side of West Hampstead Mews and comprises a two storied terraced house. The site is within the South Hampstead Conservation Area, and no listed buildings are affected.

The applicant is seeking permission for an outbuilding in the southeastern corner of the property. The outbuilding would have a flat roof, 2.5m high, UPVC doors and windows and Thermowood cladding to the front elevation. The outbuilding would be subordinate to the main dwelling house in terms of bulk, mass, height and footprint and an acceptable amount of garden amenity space would be retained. The inclusion of a green roof is a positive, helping the structure visually blend in with the garden setting, and mitigating against the loss of gardens space. Details of the green roof have been provided which have been reviewed by Council's Tree and Landscape Officer and are considered acceptable.

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

Given its scale, sitting and design, the proposal is not considered to harm neighbouring amenity in terms of loss of light, outlook, overlooking and privacy. The outbuilding would not be located in close proximity to surrounding residential buildings and is limited in height.

A condition is attached stating that the outbuilding shall only be used for purposes ancillary to the enjoyment of the flat, and that it cannot be used for separate business or living means.

No objections were received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies D1, D2, A1 and A3 of the Camden Local Plan and policies 2 and 3 of the Fortune Green & West Hampstead Neighbourhood Plan. 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-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