

Mr Marc Wetherill
Capital Architectural Design
49 Rushdene Avenue
East Barnet
Hertfordshire
EN4 8EN

Application Ref: **2014/6739/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

4 February 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Wavel Mews
London
NW6 3AB

Proposal:
Erection of a roof terrace.
Drawing Nos: 2014-460/110 RevA

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 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 [and DP25 if in CA] of the London Borough of Camden Local Development Framework Development Policies.

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

2014-460/110 RevA

Reason:

For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Reasons for granting permission.

The roof terrace is considered to relate well to the host building and adjoining buildings and is considered to be of an appropriate design by virtue of the reduction in the size of the terrace, changing materials to timber and removal of the associated staircase on revised plans.

The current property and proposal is considered to have a neutral effect on the conservation area.

The reason for revisions was that the initial plans were considered harmful to the conservation area as it was prominent and out-of-character with the roof, the additional building and glass balustrade.

A terrace in this location is not considered harmful to the character or appearance of the host building, street scene or the South Hampstead Conservation Area because the proposed front terrace balustrade is set back from the front elevation which has limited visibility within the wider conservation area, and is considered to be of an appropriate size, and design.

No objections have been received. The sites planning history and relevant appeal decisions were taken into account when coming to this decision.

No.2 and 4 Wavel Mews on either side of the proposal site have larger timber balustrade roof terraces which appear more prominent and larger than the current proposal. No. 8 and 9 Wavel Mews also have planning consent for roof terraces which appear more prominent than the current proposal.

Considerable importance and weight have been attached to the harm and 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 (ERR) 2013.

Due to its size and location, it is considered that the development would not significantly harm the amenity of any adjoining residential occupiers in terms of noise, loss of light, outlook, enclosure or privacy. The proposed balcony, due to its small size, would cause no greater opportunities for overlooking than the existing on site and therefore complies with policy DP26 and guidance in CPG6.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

Recommendation: Grant planning permission.

- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'Ed Watson', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment