

Loft Masters  
Loft Masters, The Loft Centre  
1 Cambridge Parade  
830 Great Cambridge Road  
Enfield,  
Middlesex  
EN1 4JU

Application Ref: **2014/7422/P**  
Please ask for: **Yuyao Gong**  
Telephone: 020 7974 **3829**

8 April 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**27 Byron Mews**  
**London**  
**NW3 2NQ**

Proposal:  
Loft conversion involving the extension of the roof ridge, the installation of a rear dormer extension and front 2 x rooflights  
Drawing Nos: Location Plan, A14/BYR/A01, A14/BYR/A02, A14/BYR/A03, A14/BYR/A04, A14/BYR/A05

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 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 Location Plan, A14/BYR/A01, A14/BYR/A02, A14/BYR/A03, A14/BYR/A04, A14/BYR/A05

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The application site is located at the end of Byron Mews. The proposal consists of loft conversion involving the extension of the roof ridge, the installation of a rear dormer extension and two front rooflights. The ridge would be extended by approximately 3.2m in depth to enable the headroom at the loft level. The rear dormer extension would measure 1.7m in width, 1.34m in height and 3.1m in depth. Two Conservation Velux rooflights would be located on the front roof slope. The proposed work would be hardly visible when viewing from the ground level given its height and the shallow pitched roof of the building. It would not be visible from the main street at the front of the building. The scale of the enlarged ridge and the new dormer is subordinate to the host building. Although the proposed work would result in the roof not being symmetrical, given it would be hardly visible from the public realm, it is not considered there would be adverse impacts upon the aesthetics of the building. There is an existing dormer window at No. 30 which is on the same terrace as No. 27. It is considered that the proposal would respect the characters and appearance of the existing building and the Mansfield Conservation Area. The design of the proposal is acceptable and in general compliance with the advice in CPG1. The building directly opposite to the application site has blank wall facing the proposed dormer window. The other windows on the upper levels of the adjacent building are at least 13.5m away from the proposed dormer. Therefore it is not considered there would be unacceptable impact of loss of privacy.

The planning history of the site has been taken into account when coming to this decision. Two objections were received prior to making this decision.

Considerable importance and weight has 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.

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, policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies and CPG1 and CPG6 of the Camden Planning Guidance 2011. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

- 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 Noise and Licensing Enforcement Team, 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



Ed Watson  
Director of Culture & Environment