

Mr David Scott
David Scott Architects
29 Sarre Road
London
NW2 3SN

Application Ref: **2015/0600/P**
Please ask for: **Olivier Nelson**
Telephone: 020 7974 **5142**

22 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21 - 22 West Hampstead Mews
London
NW6 3BB

Proposal:
Change of use from car repair workshops (Class B2) to offices (Class B1) with associated replacement of ground floor street frontage garage doors.
Drawing Nos: site location plan, design and access statement, S01a, PR01a

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 site location plan, design and access statement, S01a, PR01a.

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

Informative(s):

- 1 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).
- 2 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.
- 3 Reasons for granting permission.

The proposed change of use from B2 to B1 falls within permitted development. The proposal would see a change from car repair workshop to an office at ground floor level. The first floors of the buildings are in use as residential units. The change to doors at the front is considered necessary in order to operate the office use which is proposed here. It is considered that the proposed use would contribute to the character, amenity, function, vitality and viability of the mews.

There are few concentrations of industrial and warehousing uses left within Camden. The surrounding area of West Hampstead Mews has a number of upper floor units which have been converted to residential. There have been recent prior approval applications which have seen changes from office to residential. From this it is clear that the Mews is becoming more residential in nature and less suited to

general industrial uses which could harm neighbouring amenity. The office use is considered to be less intensive and is less likely to have an impact on neighbouring amenity, so would be an acceptable use alongside residential properties. The change from garage doors to glazed openings with low level timber infill panels painted black are considered to be acceptable and would be in keeping with the residential nature of neighbouring properties. The proposed rooflights to the rear of each office are smaller than the existing rooflights and as such their design is considered to be acceptable. The changes are considered to preserve the character of the South Hampstead Conservation Area.

Given the nature of the street it is not considered that the office proposed would cause harm to the amenity of neighbouring residents. The existing car repairs business has been present for a number of years, the mix of residential and other uses appear to be harmonious in the vicinity. Due to the nature of the use the proposal would not significantly harm the amenity of any adjoining residential occupiers in terms of loss of light, outlook, enclosure, privacy or noise.

5 Neighbours were consulted. No objections have been received. The sites planning history and relevant appeal decisions 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies CS1, CS5, CS7, CS10 and CS11, CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies, DP13, DP17, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 2.15, and 4.2,4.4, 4.7, 4.8 of the London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 23, 26, 37 and 123, 126 -141 of the National Planning Policy Framework.

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