

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

Application Ref: **2015/2793/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

21 July 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: Construction of 2 x dormer windows to rear roof slopes, 1 x rooflight to each front roof slope, and replacement door to the rear of no.22 at first floor level.

Drawing Nos: DS563/S01, S02, S03, PR01, PR02, PR03, site location plan and design and access statement received 19/05/2015.

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 policies 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:

DS563/S01, S02, S03, PR01, PR02, PR03, site location plan and design and access statement received 19/05/2015.

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

Informative(s):

- 1 Reasons for granting permission.

The application property sits within a mews-style terrace which is characterised by roof alterations and extensions. Of particular relevance are the immediately adjoining properties which are characterised by large rear dormers and front rooflights. Although set down slightly from the main roof ridge, the dormer windows would not comply with Camden Planning Guidance as there would not be a 50cm gap between the top of the dormer and roof ridge. However, in this instance it is not considered that there would be any demonstrable harm to the appearance of the host building or wider conservation area given that public and private views of the rear elevation are restricted. Furthermore, the proposed dormer windows would be complementary to the host property in terms of design and materials and would not result in harmful overlooking of neighbouring occupants.

The proposed rooflights to the front elevation of each property are conservation grade, and would be a relatively discreet addition to the roofscape. Positioned high on the shallow roof slope, views of the rooflights from street level would be minimal. They are therefore not considered to cause harm to the character or appearance of the host building or wider conservation area.

The replacement door would be timber-framed, to match the existing and is therefore considered acceptable in design terms.

No objections have been received prior to making this decision. 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 (ERR) 2013. Reference has been made to

The Fortune Green West Hampstead Neighbourhood Plan.

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 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 and 126-141 of the National Planning Policy Framework.

- 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 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).

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