

Mr Paul Bottomley
Town Planning Bureau
The Barn
43 Oakdene Road
Redhill
Surrey
RH1 6BT

Application Ref: **2015/3883/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

24 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Daleham Mews
London
NW3 5DB

Proposal:
Single storey rear conservatory and alterations to front and rear fenestration including: new shutters to front ground floor; replacement of existing rear roof lights; replacement of existing rear first floor window, new window to rear of first floor rear projection and infill of side window, new door onto ground floor roof and use of the roof as a terrace.
Drawing Nos: 200A, 201, 202, 203, 204 B and planning supporting statement dated 27/07/2015.

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: 200A, 201, 202, 203, 204 B and planning supporting statement dated 27/07/2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The proposed conservatory is considered acceptable in terms of its location, scale and design. It would be located to the rear ground floor of the host property, and is considered a subordinate addition in terms of height and bulk that would not harm the appearance of the host property or Belsize Park Conservation Area. Although extending across the full width of the property, the conservatory would extend to a maximum depth of 2.3m and height of 2.7m, which would allow for the retention of a reasonable sized garden.

Due to the layout of the site, its relationship with the surrounding adjoining neighbours and given there are no windows directly facing the rear of the site, the proposals are considered to have limited impacts on the amenity of neighbours. Whilst the proposed conservatory could result in increased light spill, the development would be set behind the large garden walls and flank/rear walls of adjoining properties 1 Daleham Mews and 31 Belsize Crescent. Views of and from the conservatory and first floor rear terrace would be restricted which would ensure the development would not result in additional harm to the amenity of neighbours in terms of a loss of privacy, daylight or outlook than the current situation.

Other alterations to the front and rear elevations are considered to improve and enhance the appearance of both the host property and wider Conservation Area. The installation of shutters to the front ground floor windows would reintroduce symmetry to the front fenestration as well as with the neighbouring property no.1. The remaining works include the installation of a new door to the rear terrace, replacement and improvement of existing windows and the removal of an existing side window and its relocation to the rear elevation. The proposals would match the original timber-framed windows and are considered to improve the appearance of

the host property without harming the amenity of neighbours in terms of a loss of privacy.

No objections been received prior to making this decision. The site's planning history has been 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment