

Mr David Mercer
DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Application Ref: **2015/3818/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

25 August 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
21 Camden Mews
London
NW1 9DB

Proposal:
Conversion of garage into habitable room; construction of single storey rear infill extension.
Drawing Nos: 1890-01, 1890-02, 1890-03, 1890-04, 1890-05, 1890-06, 1890-07 and
Design and Access Statement dated 06.07.2015.

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:

1890-01, 1890-02, 1890-03, 1890-04, 1890-05, 1890-06, 1890-07 and Design and Access Statement dated 06.07.2015.

Reason:

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

- 4 The flat roof of the extension hereby approved shall not be used at any time as a roof terrace without the express permission of the Council.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The replacement of the existing garage door with a new window is considered acceptable as it would match the first floor window in terms of size, style, position and materials. The replacement brickwork would match the existing and the development is therefore considered a sympathetic and complementary addition. The existing garage is not an original feature, the application property is not symmetrical to its semi-detached neighbour no.19, or similar in style to other properties along the mews, and the proposal is therefore not considered to harm the character or appearance of the wider Camden Square Conservation Area.

The ground floor extension is a small infill extension to the rear of the existing garage. It would be a subordinate addition and the proposed brickwork would match the existing, ensuring the proposal would be complementary to the host property. The new half glazed timber door and the enlargement of the existing ground floor rear window in the same style as currently exists are considered acceptable.

The proposal is not considered to result in harm to the amenity of neighbouring occupiers. The front ground floor window would not result in any additional

overlooking than the current situation. To the rear, the extension would not result in any impact to adjoining neighbour no.19 due to it being shielded by the host property. Although the rear extension would be constructed adjacent to the rear of the two storey detached extension to the rear of no.23 Camden Mews, the extension would not overlook or cause a loss of daylight to no.23, the detached extension or 172 Camden Road to the rear of the host property.

One objection has been received and duly taken into account prior to making this decision. The planning history of the site 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.

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', with a stylized, cursive script.

Ed Watson
Director of Culture & Environment