

Mr Richard Turek  
49 Harcourt Avenue  
Sidcup  
Kent  
DA15 9LL

Application Ref: **2015/3844/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

4 September 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**14 Daleham Mews**  
**London**  
**NW3 5DB**

Proposal:  
Conversion of domestic garage to habitable room and associated external alterations.  
Drawing Nos: RT/14DM/E01 Rev. A, RT/14DM/E02 Rev. A, RT/14DM/E03, RT/14DM/P01,  
RT/14DM/P02, and site location plan and planning statement received 21/07/2015.

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: RT/14DM/E01 Rev. A, RT/14DM/E02 Rev. A, RT/14DM/E03, RT/14DM/P01, RT/14DM/P02, and site location plan and planning statement received 21/07/2015.

Reason:

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

Informative(s):

- 1 Reasons for granting permission:

The exterior design and impact of the proposed works are modest in nature and would preserve the character and appearance of the host property. The proposal includes the infill of the existing garage door with brick, the installation of high level windows and a timber-clad façade painted white which is similar in appearance to the existing garage door. The proposal would see minimal change to the external appearance of the building and is similar in design to a number of similar alterations along Daleham Mews. The development would therefore preserve and enhance the character and appearance of both the host property, the surrounding Mews and the wider Belsize Park Conservation Area.

The proposal is not considered to result in any harm to the amenity of neighbouring occupiers in terms of a loss of outlook, privacy or daylight.

Although the proposal would see the loss of an off-street parking space, in practice, the internal space is not usable for modern vehicles and is currently used for storage as opposed to parking. Furthermore the application site has very good public transport accessibility. The development is therefore not considered to result in an increase in off-street parking in the surrounding area.

No objections have been received 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 2015, consolidated with alterations since 2011; and paragraphs 14, 17, and 56 -66 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