

Ms Sanya Polescuk  
Sanya Polescuk Architects  
8a Belsize Court Garages  
Belsize Lane  
London  
NW3 5AJ

Application Ref: **2015/6791/P**  
Please ask for: **Laura Hazelton**  
Telephone: 020 7974 **1017**

19 February 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

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

Proposal:  
Erection of two storey rear extension (following demolition of rear first floor and ground floor extension); creation of rear ground floor patio area; conversion of garage to habitable room; partial loft conversion with rear dormer; replacement garage doors and entrance door; replacement windows to projecting bay windows, installation of rear first floor balcony along boundary with no.10; installation of 2 x rooflights to rear roofslope, 1 x rooflight to first floor extension and 1 x rooflight to front extension; and installation of solar panels to front and rear roof slopes.

Drawing Nos: E010, E100 P1, E110 P1, E120 P1, E130 P1, E200 P1, E210 P1, E300 P1, E320 P1, P100 P2, P110 P5, P120 P6, P130 P6, P200 P2, P340 P2, P210 P3, P300 P4, P320 P4.

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: E010, E100 P1, E110 P1, E120 P1, E130 P1, E200 P1, E210 P1, E300 P1, E320 P1, P100 P2, P110 P5, P120 P6, P130 P6, P200 P2, P340 P2, P210 P3, P300 P4, P320 P4.

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 to the front elevation are modest in nature and would preserve the character and appearance of the host property. Similar alterations and updating of front elevations have already been undertaken elsewhere on the terrace with positive results and the replacement features on the front elevation are of a similar design, scale, proportion and materials as those existing on this building and others in the mews.

The proposed rooflights and solar panels to the front and rear roofslope would be fitted flush with the roofslope and are not considered to cause harm to the host building or surrounding mews which is characterised by a number of large rooflights.

Although the new two storey extension would be slightly wider than the existing first floor extension, it would feature the same height and roofline as the existing and is not considered to cause any additional impact to the amenity of neighbouring residents than the current arrangement. The extension would be clad in zinc which would match the new dormer window and help to differentiate the new development from the original house. Due to the high boundary walls, there would be minimal views of the development from the surrounding area and the proposal is considered to preserve the character and appearance of the host building and wider conservation area. The proposed dormer to the rear roofslope would be a

relatively modest addition to the host building and would appear subordinate on the roofslope.

A small balcony is proposed along the boundary with no. 10. However, it would be positioned at the same height as the existing first floor terrace and due to the high boundary walls between the neighbours, is not considered to cause harm to the privacy of neighbouring occupants. The proposed dormer would face the rear windows of 18 Daleham Gardens to the rear, but at a distance of 18m, is not considered to result in a loss of privacy for the neighbouring occupants. The proposal is also not considered to cause harm to neighbouring amenity in terms of outlook or access to daylight/sunlight.

Although the proposal would see the loss of an off-street parking space, in practice, the internal space 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.

A number of amendments were made to the original proposal including the removal of a rear terrace at second floor level, reduction in height of the proposed rear extension, removal of a number of front solar panels and alterations to the rear dormer to ensure it is compliant with Camden's design guidance.

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, 7.6 and 7.8 of the London Plan 2015 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).

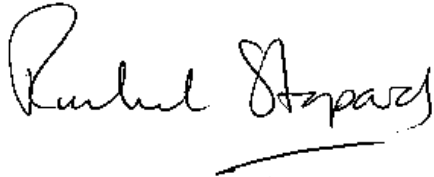
- 4 The roof of the rear extension hereby approved must not be used as a terrace without the prior written consent from the Council.

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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Director of Culture & Environment