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86-90 Paul Street  
London  
EC2A 4NE

Application Ref: **2016/2047/P**  
Please ask for: **Shane O'Donnell**  
Telephone: 020 7974 **2944**

23 May 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**1 Lock Mews**  
**London**  
**NW1 9AD**

Proposal:  
Erection of a single storey rear extension and single storey side extension including conversion of the garage into habitable accommodation and installation of new window.

Drawing Nos: LM01OS, LM01BP, A-0G-00 Rev D, A-0G-01 Rev D, A-01-00 Rev D, A-01-01 Rev D, A-02-00 Rev D, A-02-01 Rev D, A-03-00 Rev D, A-03-01 Rev D, A-0R-00 Rev D, A-0R-01 Rev D, A-76-00 Rev D, A-76-01 Rev D, A-77-00 Rev D, Design and Access Statement.

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 policy DP24 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 LM01OS, LM01BP, A-0G-00 Rev D, A-0G-01 Rev D, A-01-00 Rev D, A-01-01 Rev D, A-02-00 Rev D, A-02-01 Rev D, A-03-00 Rev D, A-03-01 Rev D, A-0R-00 Rev D, A-0R-01 Rev D, A-76-00 Rev D, A-76-01 Rev D, A-77-00 Rev D, Design and Access Statement.

Reason:

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

- 4 No part of the flat roof areas created on the proposed side extension or on the proposed rear extension shall be used as a roof terrace without the express consent of the planning authority, and any access out onto this area shall be for maintenance purposes only.

Reason: In order to prevent any overlooking of the neighbouring occupiers in accordance with the requirements of policy CS5 (Managing the impact of growth and development) of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies

Informative(s):

- 1 Reasons for granting permission.

The proposed development would not harm neighbouring amenities or have a detrimental impact on the host building, or the surrounding streetscene.

The application site would have a large side and rear garden. The proposed extensions would result in the retention of sufficient garden space. Given the width, height and use of material, it is considered that the proposed side extension would be a subservient addition to the host dwelling. The materials of the proposed rear extension would match the materials of the host dwelling. The existing garage would retain its front garage door.

It is therefore considered that the proposed development would not be out of

keeping with the character of the host building or with the surrounding streetscene. The proposed side extension would be set back from neighbouring properties and given the depth of the proposed rear extension and that the proposed side window would not create overlooking of neighbouring amenities, it is considered that the proposed development would not have a detrimental impact on the light, outlook or privacy of neighbouring occupiers.

The application unit already had 2 off street parking spaces provided for occupants. The conversion of the garage into habitable accommodation would therefore not have a detrimental impact on on-street parking in the surrounding area.

No letter of representation was received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 DP2, DP24, DP 26 and DP27 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 2016; and paragraphs 14, 17, 56-68, and 126-141 of the National Planning Policy Framework.

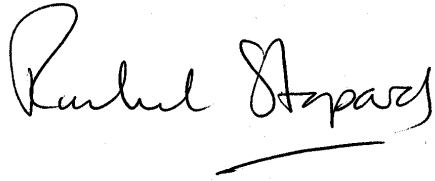
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 3 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.

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, reading "Rachel Stopard". The signature is written in a cursive style with a long horizontal flourish underneath.

Rachel Stopard  
Director of Supporting Communities