

Mr. Damon Peddar
D.J. Peddar
Consultant Surveyor
22 Redfern Road
London
NW10 9LB

Application Ref: **2016/2446/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

12 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
16 & 17 Wolsey Mews
London
NW5 2DX

Proposal:
Alteration / replacement of front fenestrations to 2x residential dwellings (C3).

Drawing Nos: (Prefix 151130/...) 01, 02, 03, 04, 05, 07F (dated July 2016), 09F (dated July 2016), 12F (dated July 2016).

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 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: (Prefix 151130/...) 01, 02, 03, 04, 05, 07F (dated July 2016), 09F (dated July 2016), 12F (dated July 2016).

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission. [Delegated]

Following the submission of revisions, the proposed scheme would involve the replacement of existing casement windows with timber sash, double glazed windows at ground and first floors as well as a central French windows with Juliette balconies at first floor to both adjacent properties. The existing fenestrations are at odds with those in existence on nearby properties and with the prevailing character of the conservation area. Their replacement is therefore welcomed. The design of the proposed fenestrations as well as the timber panelling at ground floor level has been informed by discussions with conservation officers and is considered to enhance the mews-like quality of the building and better align their appearance with the rest of the properties in the nearby vicinity. The revised scheme is

considered to be appropriate in terms of design and materials, meeting guidance set out in CPG1 and enhancing character of the streetscene and wider conservation area. The proposed alterations would not cause significant harm to the residential amenities of any neighbouring occupier.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of conservation areas, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

The site's planning history has been taken into account when coming to this decision. Two letters of support and no objections comments were received in relation to the application.

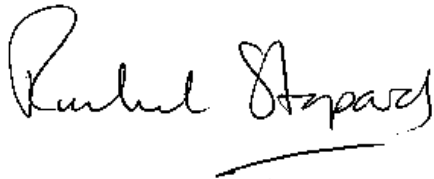
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016 and paragraphs 14, 17, 56-68 and 126-141 of the National Planning Policy Framework.

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
Executive Director Supporting Communities