

Mrs Kasia Whitfield
Kasia Whitfield Design
Garden Flat, 90 Fellows Road
Belsize Park
London
NW3 3JG

Application Ref: **2016/4910/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

14 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

54 Cumberland Terrace & 28 Cumberland Terrace Mews
London
NW1 4HJ

Proposal:

Conversion of one garage space to a habitable room, replacement of garage door with a window, and associated internal alterations.

Drawing Nos: CT-EX0, CT2-EX1/50, CT2-EX1/100, CT2-EX2/50, CT2-EX2/100, CT2-EX3, CT2-PP1/100 rev.A, CT2-PP2/100, CT2-PP1/50 rev.A, CT2-PP2/50, CT2-PP3 rev.A and Design and Access Statement received 22/09/2016.

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 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: CT-EX0, CT2-EX1/50, CT2-EX1/100, CT2-EX2/50, CT2-EX2/100, CT2-EX3, CT2-PP1/100 rev.A, CT2-PP2/100, CT2-PP1/50 rev.A, CT2-PP2/50, CT2-PP3 rev.A and Design and Access Statement received 22/09/2016.

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 and surrounding mews properties. The proposal includes the conversion of one of the existing garages to a habitable room and the replacement of the garage door with new timber-framed windows. They would retain the existing opening, general materials and details of the doors. The timber panels below the cill would reference the existing door, helping to preserve the mews character of the front fenestration. The proposals also include a new front door and the installation of new high level windows to the second garage door which are sympathetic and complementary.

The application site is curtilage listed in association with the grade I listed terrace to the west of the site on Cumberland Terrace. The proposed works are considered appropriate and would not harm the special character or setting of the listed building.

Although the proposal would see the loss of an off-street parking space, the application site is located on a private road and the garage is used for storage only. The development is therefore not considered to cause undue stress to existing off-street parking in the surrounding area.

Due to the location and nature of the works, they are not considered to cause harm to the amenity of neighbouring residents in terms of a loss of privacy, outlook or daylight.

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 regard has been attached to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses under s.66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. 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 Planning (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 the London Plan 2016 and the National Planning Policy Framework 2012.

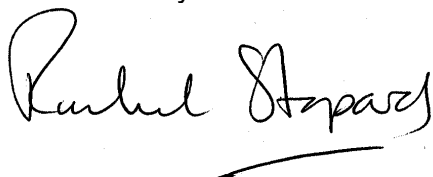
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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



Executive Director Supporting Communities

Rachel Stopard
Executive Director Supporting Communities