

Mr Gavin Challand  
Square Feet Architects  
8a Baynes Mews  
London  
NW3 5BH

Application Ref: **2016/6553/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

15 February 2017

Dear Sir

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**4 Princess Mews**  
**London**  
**NW3 5AP**

Proposal:  
Alteration to rear slope of existing mansard roof to provide additional living space; erection of glazed roof access extension; installation of four obscure glazed windows to rear elevation; other alterations to front façade.

Drawing Nos: OS Map; 1531L011; 1531L012; 1531L013; 1531L014; 1531L015; 1531L016; 1531L017; 1531L018; 1531L021 (Rev D); 1531L022 (Rev D); 1531L023 (Rev B); 1531L024 (Rev B); 1531L025 (Rev D); 1531L026 (Rev B); 1531L027 (Rev B); 1531L028 (Rev B); Design & Access Statement prepared by Square Feet Architects (dated 30 November 2016)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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:

OS Map; 1531L011; 1531L012; 1531L013; 1531L014; 1531L015; 1531L016; 1531L017; 1531L018; 1531L021 (Rev D); 1531L022 (Rev D); 1531L023 (Rev B); 1531L024 (Rev B); 1531L025 (Rev D); 1531L026 (Rev B); 1531L027 (Rev B); 1531L028 (Rev B); Design & Access Statement prepared by Square Feet Architects (dated 30 November 2016)

Reason:

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

- 4 The four new window openings on the rear elevation shall be obscure glazed and fixed shut to an internal height of 1.7m finished floor level and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises to the rear on Belsize Lane in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 5 Prior to commencement of the relevant part of the works, details of the material to be used for the roof access structure shall be submitted to and approved by the Council. The material should be designed to reduce the amount of light spillage.

The relevant part of the works shall then be carried in accordance with the approved details and shall be permanently retained and maintained thereafter.

Reason: In order to minimise light pollution in accordance with the requirements of 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

Informatives:

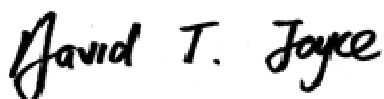
- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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



David Joyce  
Executive Director Supporting Communities