

Nicholas Lunniss
NJL Design
Rose Cottage
The Green Woodwalton
Huntingdon
PE28 5YN

Application Ref: **2016/5083/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

21 February 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
18 Berridge Mews
London
NW6 1RF

Proposal:
Single storey rear extension and conversion of garage to provide habitable room.

Drawing Nos: 03A (Existing),07 (Proposed), ha/aiams1/ (Tree Survey)

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 03A (Existing), 07 (Proposed), ha/aiams1/ (Tree Survey)

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

- 4 No part of the roof of the rear extension shall be used as a terrace or amenity area.

Reason: In order to prevent unreasonable overlooking of neighbouring premises 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 the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with the approved tree survey. The protection shall then remain in place for the duration of works on site, unless otherwise agreed in writing by the local authority.

Reason: To ensure that Tree protection measures are carried out to a reasonable standard such that the development will not have an adverse effect on existing trees and in order to maintain the character and amenities of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy

- 6 The windows on the side elevations of the extension hereby approved shall be fitted with obscured or tinted glazing, which shall be permanently retained, unless otherwise agreed in writing by the local planning authority.

Reason: In order to prevent overlooking of neighbouring premises 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed development is a single storey rear extension to this 3 storey dwellinghouse and the conversion of the garage to provide a habitable room. This would be a full width rear extension wrapping around the existing single storey rear

projection. The extension would measure 2.3 m depth to the east and 3.5 m depth to the west with a height of 2.9 m with a part mono-pitch/part flat roof to integrate with the existing roof.

The extension would be a subordinate addition to the existing dwelling. The layout, scale and design of the extension would harmonise with the existing building and would not impact on the character of the area. The garage conversion would retain the existing doors and would have no impact on the streetscene.

The low height of the extension would ensure that it would not result in a material amenity impact on neighbouring properties in terms of loss of light or outlook.

The development would not impact on nearby trees, subject to tree protection measures.

Adequate garden space would be retained for the existing dwelling.

The garage conversion/loss of off-street car parking would not impact on local highway conditions, as adequate parking space is available on the mews.

The objections received and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies CS5, CS11, CS14 and CS15 of the London Borough of Camden Local Development Framework Core Strategy, policies DP18, DP19, DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies, The Fortune Green & West Hampstead Neighbourhood Plan and policies A1, D1 and T2 of the Camden Local Plan Submission Draft 2016'. The proposed development also accords with policies 7.4 and 7.6 of the London Plan 2016; and paragraphs 14, 17, 56 -66 and the National Planning Policy Framework.

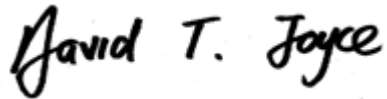
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce
Executive Director Supporting Communities