

Byron
2PM Architects
124 Boundary Road
London
NW8 0RH

Application Ref: **2017/0634/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

31 March 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**10 Highfield Mews
Compayne Gardens
London
NW6 3GB**

Proposal:

Erection of single storey side extension with rear juliet balcony at first floor level; rear dormer; replacement rear extension at ground floor level; and other external alterations

Drawing Nos: 3-EX-1-01; 3-EX-1-02; 3-EX-2-01; 3-EX-1-02; 3-EX-2-03; 3-EX-2-04; 3-EX-205; 3-EX-3-01; 3-EX-3-02; 3-EX-3-03; 3-EX-3-04; 3-EX-4-01; 3-EX-4-02; 3-EX-4-03; 3-EX-4-04; 3-PP-1-02 (Rev 2); 3-PP-2-01 (Rev 3); 3-PP-2-02 (Rev 3); 3-PP-2-03 (Rev 3); 3-PP-2-04 (Rev 3); 3-PP-2-05 (Rev 3); 3-PP-3-01 (Rev 3); 3-PP-3-02 (Rev 3); 3-PP-3-03 (Rev 3); 3-PP-3-04 (Rev 3); 3-PP-4-01 (Rev 3); 3-PP-4-02 (Rev 3); 3-PP-4-03 (Rev 3); 3-PP-4-04 (Rev 3); Daylight, Sunlight & Overshadowing Report prepared by Syntegra Consulting (dated January 2017)

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: 3-EX-1-01; 3-EX-1-02; 3-EX-2-01; 3-EX-1-02; 3-EX-2-03; 3-EX-2-04; 3-EX-205; 3-EX-3-01; 3-EX-3-02; 3-EX-3-03; 3-EX-3-04; 3-EX-4-01; 3-EX-4-02; 3-EX-4-03; 3-EX4-04; 3-PP-1-02 (Rev 2); 3-PP-2-01 (Rev 3); 3-PP-2-02 (Rev 3); 3-PP-2-03 (Rev 3); 3-PP-2-04 (Rev 3); 3-PP-2-05 (Rev 3); 3-PP-3-01 (Rev 3); 3-PP-3-02 (Rev 3); 3-PP-3-03 (Rev 3); 3-PP-3-04 (Rev 3); 3-PP-4-01 (Rev 3); 3-PP-4-02 (Rev 3); 3-PP-4-03 (Rev 3); 3-PP-4-04 (Rev 3); Daylight, Sunlight & Overshadowing Report prepared by Syntegra Consulting (dated January 2017)

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

Informative(s):

- 1 Reasons for granting permission.

A side extension in the same location was previously granted consent under planning ref. 2016/5785/P on 16 December 2016. The width of the proposed side extension has been increased by 0.8m to meet the side building line of the ground floor level. To maintain a subordinate relationship with the host property it is proposed to set the extension back from the front elevation by 1.3m (an additional 0.3m compared to the consented scheme). Furthermore as the extension is situated on the end of terrace mews off a private courtyard, it would have limited visibility from the mews itself. The increased width of the side extension would lead to it having visibility in limited public views from Compayne Gardens in the building gap between 75 Compayne Gardens and 1-9 Highfield Mews; however this is considered to have an acceptable impact on the South Hampstead Conservation Area given the setback of the application site from the street and the limited contribution of the gap to the character of the conservation area.

The proposed rear extension and rear dormer were previously consented under planning ref. 2016/5785/P. There have been no changes to the policy context

since this time and the proposals therefore remain acceptable.

The proposal is considered to preserve the character and appearance of the conservation area. 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 2013.

A Daylight and Sunlight assessment was submitted with the application which demonstrates that the side extension would have a minor adverse impact on sunlight received to the terrace adjacent. The recommended ratio of impact is 0.8 and the proposal would achieve 0.72. Given this is a terrace area and not a habitable room, the impact is considered to be acceptable.

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.

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 and policies A1, D1 and D2 of the London Borough of Camden Local Plan Submission Draft 2016. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 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 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).
- 4 The emerging Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report

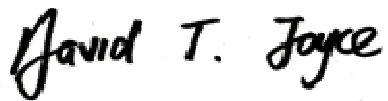
into the examination only has limited weight.

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
Director of Regeneration and Planning