

Mr Robert Dettmer
RCD Electrical and construction
65 Drakes Drive
Stevenage SG2 0EZ

Application Ref: **2017/2559/P**
Please ask for: **Robert Lester**
Telephone: 020 7974 **2188**

28 June 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
Porters Lodge
Prince Regent Mews
London
NW1 3EW

Proposal:
Construction of refuse storage building adjoining existing garage block
Drawing Nos: OS Location, PRM1, PRM2, PRM3, PRM4, PRM5, PRM6, PRM7, Photos

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 The development hereby permitted shall be carried out in accordance with the



following approved plans: OS Location, PRM1, PRM2, PRM3, PRM4, PRM5, PRM6, PRM7, Photos

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

- 3 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, policy DP24 of the London Borough of Camden Local Development Framework Development Policies and policy D1 of the London Borough of Camden Local Plan Submission Draft.

Informative(s):

- 1 Reasons for granting permission. [Delegated]

The application site is Prince Regent Mews, which is located to the rear of properties at 89-105 Hampstead Road, 1-2 Netley Street and Hampstead House on William Road in Euston. The site is not located in a conservation area and contains no listed buildings, although Hampstead House to the south is a locally listed building.

The application proposes the construction of a refuse storage building on the eastern side of an existing garage block located in the centre of the mews. This would measure 1.7 m depth, 2 m height to eaves, 2.8 m height to pitch and 5 m width to match the existing garage. The building would have a mono-pitched roof, which would continue the slope of the existing roof and would be constructed from matching stock brick, slate roof and white painted timber doors.

The proposed extension would be a subordinate addition to the existing garage which would have a design and materials which would harmonise well with the garage and surrounding residential development. The development would therefore not impact on the character of the area. The development would not result in an amenity impact and adequate vehicle manoeuvring space would be retained within the parking area.

No objections were received on this application. The planning history of the site was 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, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies, policies A1 and D1 of the Camden Local Plan Submission Draft. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

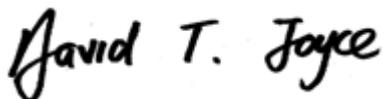
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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.
- 4 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

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
Director of Regeneration and Planning