

Mr Christopher Gutteridge  
APT Partnership  
7 Montagu Mews  
London  
W1H 2EE

Application Ref: **2016/6897/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 2188

17 July 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:  
**13 Murray Mews**  
**London**  
**NW1 9RJ**

Proposal:

The erection of a 3 storey mews house (Class C3) following demolition of the existing lock up garages.

Drawing Nos: MNJ100A, MNJ 101B, MNJ102B, MNJ103A, MNJ104B, MNJ105, MNJ106B, MNJ107B, MNJ108, MNJ109, MNJ110, MNJ111, MNJ113B, SK1, Energy & Sustainability Statements V1, Section EE (No Ref), Planning Statement, Lifetimes Homes & Wheelchair Housing Statement

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: MNJ100A, MNJ 101B, MNJ102B, MNJ103A, MNJ104B, MNJ105, MNJ106B, MNJ107B, MNJ108, MNJ109, MNJ110, MNJ111, MNJ113B, SK1, Energy & Sustainability Statements V1, Section EE (No Ref), Planning Statement, Lifetimes Homes & Wheelchair Housing Statement

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

- 3 Details of all external materials (including samples to be provided on site) shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The development shall be implemented only in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan (2017).

- 4 The cycle storage indicated on the approved plans shall be provided at the site prior to the first occupation of the development and shall be permanently retained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan (2017).

- 5 The development hereby approved shall achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use. Prior to occupation, evidence demonstrating that this has been achieved shall be submitted and approved by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1 and CC3 of the London Borough of Camden Local Plan (2017).

- 6 The dwelling hereby approved shall be designed and constructed in accordance with Building Regulations Part M4 (2), evidence demonstrating compliance should be submitted to and approved by the Local Planning Authority prior to occupation.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time in accordance with the requirements of policy C6 of the London Borough of Camden Local Plan (2017).

- 7 The development hereby approved shall incorporate sustainable design principles and climate change adaptation measures into the design and construction of the development in accordance with the approved sustainability statement (Sustainability Statement, by J Simpson of AJ Energy Consultants Limited, and dated 27 February 2017). Prior to occupation, evidence demonstrating that the

approved measures have been implemented shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan (2017).

- 8 The development hereby approved shall be constructed in accordance with the approved energy statement [Energy Assessment, by J Simpson of AJ Energy Consultants Limited, and dated 27 February 2017] to achieve a 36.6% reduction in carbon dioxide emissions beyond Part L 2013 Building Regulations in line with the energy hierarchy, and a 25.5 % reduction in carbon dioxide emissions through renewable technologies.

Reason: To ensure the development contributes to minimising the effects of, and can adapt to a changing climate in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan (2017).

- 9 Full details in respect of the green roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority before the relevant part of the development commences. Details of the green roof provided shall include: species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, as well as details of the maintenance programme for green roof. The buildings shall not be occupied until the approved details have been implemented and these works shall be permanently retained and maintained thereafter.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2 and CC4 of the London Borough of Camden Local Plan (2017).

- 10 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with policies CC1, CC2 and CC3 of the London Borough of Camden Local Plan (2017).

- 11 Notwithstanding the provisions of Article 3, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 no extensions or alterations, roof extensions or other alterations or outbuildings shall be carried out at the site without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations, in order to ensure compliance with the requirements of policies A1, D1 and D2 of the London Borough of Camden Local Plan (2017).

- 12 The first floor windows on the rear (north-west) and side (south-west) elevation as shown on the approved drawings, shall be obscure glazed and fixed shut and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan (2017).

- 13 Details of the terrace balustrading including measures to prevent overlooking of adjacent dwellings shall be submitted to and approved in writing by the local planning authority. The details as approved shall be implemented at the site prior to the first occupation of the dwelling hereby approved.

Reason: In order to prevent overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan (2017).

#### Informative(s):

- 1 Reasons for granting permission.

The application site is located at 13 Murray Mews and contains a single storey building containing 3 garages.

The development is for the erection of a 3 storey mews house (Class C3) following the demolition of the existing lock up garages. The loss of the garages has been accepted by the previous approvals for this site (ref: 2008/4698/P & 2011/6007/P) and would not have a harmful impact on parking conditions.

The development would provide a family sized dwelling and would contribute toward increasing housing supply in the borough. The principle of development is therefore accepted.

The proposed mews dwelling would have an L-shaped layout which would reflect the adjoining dwelling at no. 15 and would respect the established front and rear building lines on the mews. The dwelling would be a 3 storey building with a top floor set back which would integrate well with the scale and height of buildings on this mews which contains a mix of 2/3 storey buildings. The proposed dwelling would reflect the traditional character of a mews building including the retention of a blank façade and high wall/gate at ground floor level abutting the mews. The dwelling would be constructed from stock brick/ aluminium windows which would

be commensurate with the design of existing dwellings on the mews.

The proposed mews dwelling would mirror the layout and form of the adjacent dwelling at no. 15, would be sited 19 m from the rear elevation of 44 Camden Square and would be sited to the north of the adjacent mews dwelling to the south at no. 8. It is part of the established pattern of development for dwellings to face each other across the mews. The first floor rear/side windows would be obscure glazed. The development would not result in a material amenity impact on residential amenity.

The proposed dwelling would be a 3 bed 5 person dwelling with an internal floor area of 135 sq.m which would comply with the national minimum floorspace standards. The development would provide good living conditions in other respects with good provision for natural daylight and outlook, adequate storage and internal circulation space and adequate refuse storage capacity. A roof terrace would also provide some outdoor amenity space.

The development would be acceptable on transport grounds. It would be car free and secured and covered cycle parking would be provided. A construction management plan and associated support contribution and a contribution towards highway works would all be secured by legal agreement (footway repaving adjacent to the site).

The development would be sustainable with energy efficient lighting a high efficiency gas boiler and solar photovoltaic panels, a green roof and water efficiency measures.

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.

The planning history of the site was taken into account when coming to this decision. No objections were received.

As such, the proposed development is in general accordance with policies H1, H6, H7, C6, A1, A4, D1, D2, CC1, CC2, CC3, CC5, T1, T2, T3, T4 and DM1 of the London Borough of Camden Local Plan (2017). The proposed development also accords with the London Plan 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 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973]] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.
- 5 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 6 You are advised that this proposal will be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL as the additional floorspace exceeds 100sqm GIA or one unit of residential accommodation. Based on the information given on the plans, the Mayor's CIL Charging Schedule and the Camden Charging Schedule, the charge is likely to be £6,750 (135sqm x £50) for the Mayor's CIL and £67,500 (135sqm x £500) for the Camden CIL.

This amount is an estimate based on the information submitted in your planning application. The liable amount may be revised on the receipt of the CIL Additional Information Requirement Form or other changes in circumstances. Both CIL's will be collected by Camden after the scheme has started and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement and/or for late payment. We will issue a formal liability notice once the liable party has been established. CIL payments will also be subject to indexation in line with the construction costs index.

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 T. Joyce*

David Joyce  
Director of Regeneration and Planning

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