

Mr Simon Rutter
Proctor Watts Cole Rutter
Grosvenor House
Bleke Street
Shaftesbury
SP7 8AW

Application Ref: **2017/4362/P**
Please ask for: **Kristina Smith**
Telephone: 020 7974 **4986**

7 September 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 Wiblin Mews
London
NW5 1BW

Proposal: Erection of single storey rear infill extension at upper ground floor level

Drawing Nos: S01; S02; S03; S04; S05; S06 (Location Plan); P01; P02; P03; Design, Access and Planning Statement (dated July 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 D1 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: S01; S02; S03; S04; S05; S06 (Location Plan); P01; P02; P03; Design, Access and Planning Statement (dated July 2017)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The single storey rear infill extension would be located between the two projecting closet wing elements and would not project from the established rear building line. It is considered to be a subordinate addition to the four storey terrace property that would still allow sufficient private amenity space to remain. Its location at ground floor level to the rear of the property would result in it being visible in some private views from the Wiblin Mews properties adjacent, but not in any public views. Though the extension would have some impact on the architectural composition of the building group, the impact is considered to be acceptable given its limited prominence. Furthermore, there have been two recent approvals for similar extensions at no's 10 and 20 Wiblin Mews and so the proposal would not interrupt the pattern of development.

The extension would be constructed using matching materials to the host property, which is important to ensure it appears as a continuation of the architectural style rather than an incongruous addition.

By virtue of the nature and location of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

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 A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework 2012.

- 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 Noise and Licensing

Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS
(Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden
website 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.

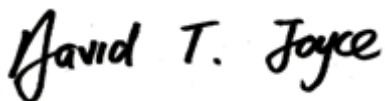
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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