

Mr Kieran McDonnell
Kieran McDonnell Design
146a Broadhurst Gardens
London
NW6 3BH

Application Ref: **2017/2836/P**
Please ask for: **Hugh Miller**
Telephone: 020 7974 **2624**

16 August 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
30 Byron Mews
LONDON
NW3 2NQ

Proposal:

Amalgamation of two dwellinghouses (30 and 31 Byron Mews) to form a single family dwelling and installation of by-folding doors at rear ground floor level; and erection of single-storey glazed extension at rear ground floor level @ no.31

Drawing Nos: Location plan- adg0001; adg0002; adg0003; adg0004; adg0005; adg0006; adg0007; adg0008, Design Access 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 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 and D2 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 [Location plan- adg0001; adg0002; adg0003; adg0004; adg0005; adg0006; adg0007; adg0008, Design Access Statement .]

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

Informative(s):

- 1 Reasons for granting permission:

Policy H3 seeks to resist the net loss of two or more homes other than for larger units within one of the nominated wards that has a relatively low proportion of existing large dwellings. In this instance, the merging of no. 30 and 31 would result in only a single unit being lost and therefore can be considered to be in line with the Council's objective to maximise the supply of larger homes in the borough. As the proposal does not increase the number of units, there are no transport implications.

The proposed single-storey rear extension is subordinate in scale to the host building and of an acceptable design by virtue of its size and materials, which would preserve the character and appearance of the building and the surrounding conservation area. Due to its size and location, it would not result in harm to the amenity of any adjoining residential occupiers in terms of loss of outlook, light or privacy. The proposed replacement bi-folding doors at the rear ground floor level would not harm the appearance of the host building and are considered acceptable.

Whilst the development will have some impact due to its contemporary appearance, the extension and alterations are located at the rear at ground floor level and given it's not visible from the public realm, the proposals are not considered harmful to the character or appearance of the host building, the street scene or this part of the Mansfield Conservation Area.

No objection has been received. The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1,

D2, H3 of the London Borough of Camden Local Plan 2017, the London Plan March 2016 and the National Planning Policy Framework 2012.

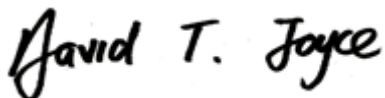
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building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

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