

Mr David Mercer
DVM Architects Ltd
4A Murray Street
London
NW1 9RE

Application Ref: **2017/1710/P**
Please ask for: **Evelyn Jones**
Telephone: 020 7974 **2783**

18 October 2017

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:
1-2 Mansfield Place
London
NW3 1HS

Proposal:
Erection of two storey rear infill extension with pitched roof over together with a glass roof to enclose the existing rear courtyard; replacement of existing door onto Streatley Place with a window and the addition of one new window to eastern elevation.

Drawing Nos: 1925-01, 1925-02, 1925-03, 1925-04, 1925-05, 1925-06 A, 1925-07 A

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: 1925-01, 1925-02, 1925-03, 1925-04, 1925-05, 1925-06 A, 1925-07 A

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application is for the erection of a part single, part two-storey rear extension and the replacement of the existing door onto Streatly Place with two new windows. A part single, part two-storey extension within the existing courtyard was previously granted permission under reference 2013/4669/P, dated 08/01/2014. There have been no material alterations from the previous submission and as such this element of the proposal is considered acceptable in terms of design and impact on the host property and wider Hampstead Conservation Area and impact on neighbouring amenity.

In terms of the proposed replacement of the existing doors with two new windows, one at first floor one at ground floor level, the proposal is considered acceptable in design terms. The loss of the door would not significantly harm the character or appearance of the host property or wider area. The additional windows would have timber frames and match those at the existing property.

In order to ensure the development can be implemented without being detrimental to amenity or the safe and efficient operation of the highway network in the local area a Construction Management Plan (CMP) and implementation fee will be secured as a Section 106 planning obligation.

The planning history of the site has been taken into account when coming to this decision. No objections were received prior to making this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017 and the London Plan 2016

and the National Planning Policy Framework 2012.

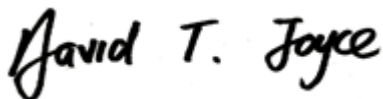
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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