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Application Ref: **2017/6009/P**  
Please ask for: **Obote Hope**  
Telephone: 020 7974 **2555**

20 December 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**The Gatehouse**  
**Mayfair Mews**  
**London**  
**NW1 8UU**

Proposal:

Relocation and replacement of the balcony door to the front elevation at first floor level associated with the use as residential dwelling (Class C3).

Drawing Nos: CC-D-026, D-027, E-N-D-004, E-N-D-004 OPT 1 REV B, E-S-D-014 REV A, E-S-D-023, E-N-D-022, X-AA-D-005, X-AA-D-005, X-BB-D-006, X-BB-D-008 REV B, X-BB-D-009 REV A, X-BB-D-012, X-AA-D-024, X-BB-D-006, P-00-D-008, P-01-D-003, P-01-D-009 REV A, P-00-D-020, P-01-D-021, P-Si-D-001, X-CC-D-026, X-BB-D-025 and Design and Access Statement dated 26/10/2017.

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 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: CC-D-026, D-027, E-N-D-004, E-N-D-004 OPT 1 REV B, E-S-D-014 REV A, E-S-D-023, E-N-D-022, X-AA-D-005, X-AA-D-005, X-BB-D-006, X-BB-D-008 REV B, X-BB-D-009 REV A, X-BB-D-012, X-AA-D-024, X-BB-D-006, P-00-D-008, P-01-D-003, P-01-D-009 REV A, P-00-D-020, P-01-D-021, P-Si-D-001, X-CC-D-026, X-BB-D-025 and Design and Access Statement dated 26/10/2017.

Reason:

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

#### Informative(s):

- 1 Reasons for granting permission.

The proposal would bring forward double doors set within a recess at first floor level, removing an existing amenity space. The proposed door would retain a similar dimension as the door being replaced and allow additional internal floorspace to the bedroom at first floor level. The proposal would not have a detrimental material impact on the external appearance of the host building. The proposal is therefore, considered to preserve the character and appearance of the Conservation Area.

There is no impact anticipated with the door brought forward when compared to the existing amenity space. It is not anticipated that the proposal would exacerbate levels of overlooking nor would there be an impact in regards to the loss of privacy. Thus, the proposal would be in accordance with Policy A1 of Local Plan 2017.

No objections have been received and Primrose Hill CAACs raised no objection to the proposal at the time of writing the report. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposed development is in general accordance with the London Borough of Camden Local Plan 2017, policies A1, D1, and D2. The proposals also accord with 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 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).

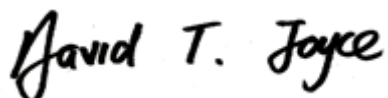
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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

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