

Mr Richard Webb
WEBB ARCHITECTS LIMITED
Studio B
7 Wellington Road
London
NW10 5LJ

Application Ref: **2017/6415/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

2 February 2018

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Old Brewery Mews
London
NW3 1PZ

Proposal:

Extension at roof level to create additional mezzanine floor, including raising of roof ridge with front and rear associated windows and installation of 2 x new rooflights in rear roof slopes; erection of single storey rear extension to first floor terrace with new rear fenestration; replacement of all single glazed aluminium framed front windows with matching double glazed windows.

Drawing Nos: 2206-01-01; 2206-01-02; 2206-01-03 Rev. A; 2206-01-05; 2206-01-12; 2206-01-13 Rev. A; 2206-01-14 Rev. B; 2206-02-01 Rev. A; 2206-02-02; 2206-02-03; 2206-02-11 Rev. C; 2206-02-12 Rev. A; 2206-02-13; 2206-03-01 Rev. A; 2206-03-02; 2206-03-11 Rev. A; 2206-03-12 Rev. 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 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans 2206-01-01; 2206-01-02; 2206-01-03 Rev. A; 2206-01-05; 2206-01-12; 2206-01-13 Rev. A; 2206-01-14 Rev. B; 2206-02-01 Rev. A; 2206-02-02; 2206-02-03; 2206-02-11 Rev. C; 2206-02-12 Rev. A; 2206-02-13; 2206-03-01 Rev. A; 2206-03-02; 2206-03-11 Rev. A; 2206-03-12 Rev. A.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission was granted for the erection of a roof extension and a single storey extension to infill the rear terrace at first floor level in application ref. 2016/6236/P on 03/01/2017. This application seeks to amend the design of the approved roof extension and to alter the rear fenestration at ground and first floor levels to incorporate full-height aluminium framed glazing.

The proposed roof extension would be set in between the existing parapet walls and would increase the ridge height of the roof by 0.7m, in line with the existing ridgeline of the adjacent neighbouring properties Nos. 9 and 11 Old Brewery Mews, which have both implemented similar permissions for roof extensions. The proposal would retain the pitched roof profile but would incorporate a 0.7m deep flat roof element in line with the top of the existing side parapet walls. The extension would incorporate full-width aluminium framed glazing within the roof slope set below the increased roof ridgeline to the front and rear, and a conservation style roof light would be inserted into the top flat roof. A further rooflight would be inserted into the existing rear roof slope.

Although the proposed roof extension would raise the ridge height by a further 0.2m than the extant permission and would incorporate a flat roofed element, this would not be incongruous and is considered consistent in terms of detailed design, size and scale with existing alterations forming part of this terrace.

The extant permission proposed full-height aluminium framed glazing to the rear fenestration of the extension at first floor level, with a Juliet balcony of metal railings

to match the existing terrace balustrade. This proposal would alter the rear fenestration to incorporate such glazing at both ground and first floor levels, with a proposed glazed Juliet balcony at first floor level. The proposed alterations would be in keeping with the style and appearance of the main building and would match the existing rear fenestration of the adjacent neighbour at No. 11, and are therefore considered acceptable in terms of design and materials. The replacement of the front single glazed aluminium framed windows with double glazed aluminium framed windows of the same size and design would not harm the character and appearance of the host building and is also considered acceptable.

Overall, it is considered that the proposal would respect and preserve the character and appearance of the host building, the wider mews and the Hampstead Conservation Area.

By virtue of the location of the proposed roof extension and rear extension set between high parapet walls, it is not considered that the proposal would result in any undue harm to the residential amenity of neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy. Although the proposed high level glazing to the roof extension may result in some overlooking at roof level, it is considered that given the position and height of the windows, they would not detrimentally affect the amenity of neighbouring occupiers in terms of overlooking in comparison to the existing situation.

No objections were received prior to making this decision. 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 of the Planning (Listed Buildings and Conservation Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1 and D2 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

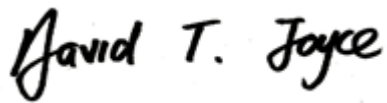
dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).

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