

Application ref: 2018/2210/P
Contact: Stuart Clapham
Tel: 020 7974 3688
Date: 25 June 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
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camden.gov.uk
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Trehela Williams
81 Hatcham Park Road
London
SE14 5QF
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14A Elizabeth Mews
London
NW3 4TL

Proposal:
Conversion of integral garage to habitable space to existing dwellinghouse, including minor external alterations
Drawing Nos: Site Location Plan, Design and Access Statement, 14AEM-P-100

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: Site Location Plan, Design and Access Statement, 14AEM-P-100

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The proposed conversion of the integral garage is considered acceptable in supporting car free development. The proposed new façade will retain legibility of the original garage door opening (which are symmetrical design features along the terrace), while introducing a high quality modern design which makes reference to other façades on the street. The proposed use of timber panelling and powder-coated aluminium frames would be sympathetic to neighbouring garage doors and appropriate for the front façade of a conservation area.

The proposed alterations to the fenestration of the rear elevation and side elevation of the rear closet wing would improve internal natural light and enhance the relationship of the internal space with the rear courtyard. The design and use of aluminium frames with large pane size would be acceptable for the enclosed rear courtyard with very limited overlooking from neighbouring private views.

No objections were received in response to the consultation. The planning history of the site was taken into account in 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 s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013

As such, the application is considered in accordance with policies T2, D1 and D2 of the London Borough of Camden Local Plan 2017 and the Belsize Park Conservation Area Statement 2002. It is also in general accordance 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

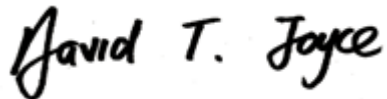
heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. 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