

Application ref: 2018/5106/P  
Contact: Matthew Dempsey  
Tel: 020 7974 3862  
Date: 17 December 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

Avalon Construction & Design  
3C Blake Mews,  
Kew Gardens  
London  
TW9 3GA

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**15 Berridge Mews**  
**London**  
**NW6 1RF**

Proposal: Erection of single storey flat roof rear extension with 2 x roof lights, and; 1 x roof light in rear roof slope.

Drawing Nos: ACD 07181: 100, 101, 102, 103, 104, 105, 106.

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 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 ACD 07181: 100, 101, 102, 103, 104, 105, 106.

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The host building is a 3 storey dwelling house within a private mews of similar properties. The property is not within a conservation area, nor is it a listed building. The proposal relates to the rear elevation only. There are no proposed changes to the front.

The proposal would involve the removal of the existing rear glazed conservatory and a replacement single storey extension erected in its place. The footprint of the proposed development would match the existing very closely. 2 x roof-lights are proposed in the newly formed flat roof. A further new roof-light is proposed to be installed within the rear roof slope.

The existing rear extension/ conservatory projects approximately 3.2m from the main house, it is 4.2m wide at its narrowest point and 4.9m wide at the widest. It has a sloped roof which raises from 2.2m at the lowest point to 3.4m where it meets the house. The proposed extension will also project 3.2m from the main house. It shall be 4.8m in width and with a flat roof will have a constant height of 2.9m.

The new extension shall be constructed from brick walls to match the existing house with a dark grey membrane roof treatment, and; white timber framed doors to match the existing arrangements within the mews. 2 x roof-lights shall

be installed in the new flat roof to provide additional light to the rear rooms at ground floor level. An extraction flue chimney shall be re-positioned within the newly formed flat roof.

The proposed extension is considered to be subordinate to the host property and appropriate in terms of scale, design and amenity, and; will not have a negative impact on the character of the surrounding area.  
A further roof-light proposed within the rear roof slope is also considered to be acceptable in this location.

It is not considered that this will result in any overlooking or undue harm neighbouring properties in terms of daylight/sunlight, outlook, noise or light overspill.

One objection was received during public consultation on the scheme, concerning scale, privacy, noise, and light overspill. The objection has been duly noted, however given the above assessment, the proposal is considered not to constitute undue harm.

The planning and appeal history of the site has been taken into account when coming to this decision.

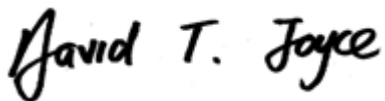
As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017, the Fortune Green and West Hampstead Neighbourhood Plan 2015, the London Plan 2016, and the National Planning Policy Framework 2018.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

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