

Application ref: 2018/4956/P  
Contact: Obote Hope  
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Date: 20 December 2018

**Development Management**  
Regeneration and Planning  
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Casswell Bank Architects  
Capital House,  
42 Weston Street  
London  
SE1 3QD UK

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:

**Bellgate Studio,  
Bellgate Mews  
London  
NW5 1SW**

Proposal:

Erection of replacement single storey front extension with terrace above and associated alterations; installation of replacement windows/doors at ground floor level to front and enlargement of 2 roof lights to rear roof slope

Drawing Nos: 132\_01, 132\_02, 132\_03, 132\_04, 132\_05, 132\_06\_REVA, 132\_07, 132\_08\_REVA and Design and Access Statement dated December 2108.

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 132\_01, 132\_02, 132\_03, 132\_04, 132\_05, 132\_06\_REVA, 132\_07, 132\_08\_REVA, Design, and Access Statement dated December 2108.

Reason:

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

- 4 The timber trellis screen (as shown on drawing no. 132\_08\_rev\_A) hereby approved shall be installed prior to commencement of use of the roof terrace and shall be permanently retained.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with policies A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

Planning permission is sought to replace an existing lean-to extension located in the front courtyard with a new extension of the same footprint thereby retaining the existing subordinate relationship. The proposed single storey extension would be brick construction with a terrace above with black metal balustrade and planters. The extension would only be visible in oblique views from the mews and would be largely hidden behind high boundary walls. The terrace would overhang the courtyard slightly creating a canopy effect at ground floor level, which is considered an acceptable design feature. The balustrade would be visible in certain views from York Rise; however, it is of appropriate design and is not considered to detract from the character of the building. Furthermore, the building is well set back from the street down the mews and so the alteration would have a minimal visual impact.

The replacement of glazing on the front elevation at ground floor level with a more contemporary full height window/door arrangement is considered an acceptable alteration that, given the existing windows are not original, would not harm the character of the building have no prominence in surrounding views. It is proposed to enlarge two rooflights on the rear roof slope to a size that would retain the overall integrity of the roof and would have limited prominence in wider views and as a result is an acceptable alteration.

Special regard has been attached to the desirability of preserving the building

or its setting or any features of special architectural or historic interest, which it possesses, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Due to the proposed extension's size and location, it would not harm the amenity of any adjoining residential occupiers in terms of the loss of natural light, or increased sense of enclosure. The terrace is set adjacent to a high boundary wall and the proposed roof planters would further limit any potential for overlooking for neighbouring residential properties.

No comments were received following public consultation on the scheme. The planning history of the site and surrounding area has been considered when determining this application.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, the London Plan 2016; and the National Planning Policy Framework 2018.

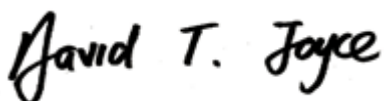
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building 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 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



David Joyce

