

Application ref: 2018/6159/P
Contact: Kristina Smith
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Date: 18 February 2019

Development Management
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London Borough of Camden
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London
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Proctor Watts Cole Rutter
Grosvenor House
Bleke Street
Shaftesbury
SP7 8AW
England

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Wiblin Mews
LONDON
NW5 1BW

Proposal: Erection of single storey rear infill extension at upper ground floor level.

Drawing Nos: S66; S65; S61; S62; S63; P61; P62; P63; Design, Access and Planning Statement (dated December 2018)

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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: S66; S65; S61; S62; S63; P61; P62; P63; Design, Access and Planning Statement (dated December 2018)

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

Informatives:

1 Reasons for granting permission.

The proposed single storey rear infill extension would be located between the two existing closet wing elements and would not project beyond the established rear building line at the site. The proposal is considered to represent a subordinate addition to the four storey terrace property that would still allow for sufficient private amenity space to remain. Its location to the rear of the property at ground floor level, would result in it being visible in limited private views from properties within the mews development and certain rear windows of properties on College Lane and Hambrook Court, but no public views.

Although the extension would have an impact on the architectural composition of the building group, the impact is considered to be acceptable given its limited prominence. Furthermore, several other properties in Wiblin Mews, including the neighbouring property at no. 17, have recently obtained planning permission for the same works and so the proposal would not harm the pattern of development across the terrace.

The extension would be constructed using matching materials to the host property, which would ensure it appears as a continuation of the architectural style rather than an incongruous addition.

By virtue of the massing being contained within the building envelope at ground floor level, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

One comment has been received prior to making the decision concerning issues relating to building repairs and planning permission compliance across the wider development. These matters are not material considerations of this application, which has been assessed on its own merits. The planning 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 London Borough of Camden Local Plan 2017. The proposed development also accords with the Kentish Town Neighbourhood Plan, the London Plan 2016 and the National Planning Policy Framework.

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).
- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works.
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

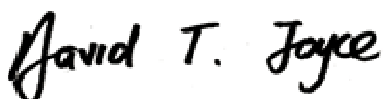
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In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2018.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



David Joyce
Director of Regeneration and Planning