

Application ref: 2019/0347/P
Contact: Sofie Fieldsend
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Date: 22 March 2019

Development Management
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Gaia Bianchi Architect
Flat A, 47 Belmont Road
London
N15 3LU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**23 Daleham Mews
London
NW3 5DB**

Proposal:

Replacement of rear single glazed fenestration with timber double glazing, replacement of 3x front rooflights and replacement of rear balustrade and timber screens. Demolition of front bin store.

Drawing Nos: 23DM/LP; 23DM/S101A; 23DM/S102A; 23DM/S103; 23DM/S104A; 23DM/S201A; 23DM/S202; 23DM/S103; 23DM/S501; 23DM/P101B; 23DM/P102A; 23DM/P103; 23DM/P104A; 23DM/P201A; 23DM/P202; 23DM/P103 and 23DM/P501.

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:

23DM/LP; 23DM/S101A; 23DM/S102A; 23DM/S103; 23DM/S104A;
23DM/S201A; 23DM/S202; 23DM/S103; 23DM/S501; 23DM/P101B;
23DM/P102A; 23DM/P103; 23DM/P104A; 23DM/P201A; 23DM/P202;
23DM/P103 and 23DM/P501.

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

Informative(s):

- 1 Reasons for granting permission:

The proposal was revised to remove the replacement of the single glazed windows to the front elevation and the replacement bin store as these elements were not supported. The proposal will replace all the rear single glazed windows with double glazing. The new windows will match the scale, siting, material and glazing pattern of the existing windows. Planning permission was previously granted for their replacement under ref. 2013/7553/P. The three front rooflights will be replaced with conservation style rooflights, they will be small in scale and still appear as a subordinate additions to the roofslope. The demolition of the front bin store is acceptable.

The proposal will replace the rear staircase balustrade with glass, normally glass is not supported within the conservation area but as it was previously granted under ref. 2013/7553/P in this instance it is acceptable. The timber screens along the rear and sides of the terrace will be replaced, the rear screen will increase by 0.2m to 1.45m in height and the side screens will remain the same height. The increase in height is considered to be marginal. Although the rear screen will become more solid than the existing screen it is considered that given its siting to the rear and subordinate height it would not detract from the host property. The replacement of these elements is acceptable in terms of their impact on the character and appearance.

Overall the development would preserve the character or appearance of the host building, streetscene and Belsize Conservation Area.

As the replacement windows will match the siting and scale of the existing windows they will have the same outlook as the windows that it will replace. The alterations to the existing rear terrace screens and balustrade given their location, separation distance from neighbouring properties and minor scale are not considered to create any amenity concerns to any adjoining residential occupiers in terms of loss of natural light, outlook, enclosure or privacy.

The site's planning history has been taken into account when coming to this decision. Belsize CAAC withdrew their objection following revised plans being received. No objections have been received following statutory consultation.

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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2019.

- 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 2019.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer