

Application ref: 2019/1983/P
Contact: Kristina Smith
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Date: 23 May 2019

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
8 Wiblin Mews
LONDON
NW5 1BW

Proposal:
Rear infill extension at ground floor level and associated alterations to boundary wall

Drawing Nos: S21; S22; S23; P21; P22; Design & Planning statement (dated April 2019)

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:
S21; S22; S23; P21; P22; Design & Planning statement (dated April 2019)

Reason:

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

Informative(s):

- 1 Reasons for granting permission.

The single storey rear infill extension would be located between the projecting closet wing and the current timber boundary fence, and would not project from the established rear building line. It is considered to be a subordinate addition to the three storey end-of-terrace property that would still allow sufficient private amenity space to remain.

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 and recent permissions at several other properties on Wiblin Mews. Furthermore, the extension would be constructed using matching materials to the host property, which is important to ensure it appears as a continuation of the architectural style rather than an incongruous addition.

As the property is an end of terrace, the extension would be visible from within the gated mews development; however, it would have limited visibility from College Lane by virtue of the boundary vegetation and fencing. The extension would involve increasing the height of the brick boundary wall and relocating the garden gate further along the boundary wall, alterations that would be carried out in matching materials.

By virtue of the nature and location of the works, the proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

No comments or objections were received prior to making this decision. 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 Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

- 2 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. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.

- 3 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)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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