

Application ref: 2019/1619/P
Contact: Joshua Ogunleye
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Date: 18 June 2019

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

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Xul Architecture
33 Belsize Lane
London
NW3 5AS
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
30 Berridge Mews
London
NW6 1RF

Proposal:

Conversion of an existing side garage to a habitable room, together with the installation of a replacement rear elevation door.

Drawing Nos: EX01 Rev 00, EX02 Rev 00, EX03 Rev 00, EX04 Rev 00, LP01 Rev 00, PA1 Rev 00

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 and Policy 2 of the Fortune Green and West Hamsptead Neighbourhood Plan 2015.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans EX01 Rev 00, EX02 Rev 00, EX03 Rev 00, EX04 Rev 00, LP01 Rev 00, PA1 Rev 00.

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

Informative(s):

- 1 Reasons for granting permission.

The property is part of a group of modern, purpose built dwelling houses comprising a yellow London stock on top of a white render base with a slate tiled hipped roof. Properties within the mews benefit from front garages, and a drive way creating a uniform appearance.

The proposal would include the conversion of an existing garage space into a habitable space, creating a kitchen space for the host property. The proposed garage conversion would not result in alteration to the host property's front elevation. The existing front garage door would be retained and would remain unaltered alongside other garage doors within the terrace. This practice is consistent with other properties in the mews where similar works have taken place. Therefore the proposed works would respect the local character.

An existing ground floor solid timber door on the host property's rear elevation would be replaced with a glazed door of a similar size and proportion. It would not have an adverse impact on the character or appearance of the property.

The proposed garage conversion would result in the loss of one off street parking space. However, officers do not consider this would give rise to adverse parking stress given that the host property benefits from another off street parking facility within its front driveway. The proposed garage conversion would be in accordance with Policy T2 .

The proposed glazed door would overlook the host property's rear garden area. Views of the neighbouring garden at No. 29 would be screened by an existing high boundary wall. It is not considered that the proposed door would give rise to adverse overlooking or loss of privacy impact on the neighbouring property at No.29.

No objections were received in response to the public consultation. The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with Policies A1 and D1 of the Camden Local Plan 2017, Policy 2 of the Fortune Green and West Hamstead Neighbourhood Plan 2015. The proposed development also accords

with the London Plan 2016; and the provisions of 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 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.
- 4 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name.

Daniel Pope
Chief Planning Officer