

Application ref: 2020/0489/P  
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**Development Management**  
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LBMVarchitects  
72 Haverstock Hill  
London  
Nw3 2BE

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**15A Elizabeth Mews**  
**London**  
**NW3 4UH**

Proposal:  
Enlargement of side elevation windows, alteration to front elevation windows and door, installation of rooflight and replacement roof slates, excavation of side garden, and installation of metal railings to front and side elevation.

Drawing Nos: A1001, A1002, A1003, A1004, A1005, A1006, A1007, A1008, A2001, A2002, A2003, A2004, A2005, A2006, A4001, A4002, A4003, Design Statement, 2011/L01 rev P2 and 2011/D01 rev P2

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:

Drawing Nos: A1001, A1002, A1003, A1004, A1005, A1006, A1007, A1008, A2001, A2002, A2003, A2004, A2005, A2006, A4001, A4002, A4003, Design Statement, 2011/L01 rev P2 and 2011/D01 rev P2 (Last received 23/07/2020)

Reason:

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

- 4 Before the relevant part of the work is begun, manufacturer's specification details of the approved roof slates should be submitted to and approved in writing by the local planning authority.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

#### Informative(s):

- 1 Reasons for granting planning permission:

The application site contains an end-of-terrace mews house on the corner of Elizabeth Mews and Primrose Hill Gardens. The site is located within the Belsize Park Conservation Area but is not listed. The proposal includes the enlargement of side elevation windows, alteration to front elevation windows and door, installation of rooflight and roof slates, excavation of side garden area and installation of metal railings on the boundary wall.

The cill of the existing sash windows on the side elevation would be lowered to ground level and the window openings would be enlarged and replaced with timber French windows. Details of the traditional threshold and head in the new windows are provided and the new openings would not adversely impact the existing brickwork. Given the proposed metal railings and height of the existing boundary wall, the new windows would appear similar to the existing when viewed from the public realm and are thus considered acceptable.

The proposed garage door in the front elevation would match the desing of existing and the existing entrance door would be replaced by a dark green/grey

timber door to match the neighbour's. As the garage doors are kept in line with the brickwork elevation and glazing bars are retained, it is considered to be more in keeping with the traditional character of the mews, and would preserve the symmetry between the two mews houses.

The proposed roof slates would match the existing and a new rooflight, which would match the existing rooflights, would be installed on the western side of the roof. The new roof slates and rooflight would not cause harm to the character and appearance of the host building and wider Conservation Area. A condition is included for the details and samples of the roof slates.

The existing side garden level would be lowered by approximately 1m which is considered acceptable and would not adversely impact the character and appearance of the host building nor neighbouring amenities. A full method statement for the excavation and concrete pinning has been provided.

The proposed black metal railings would be installed on top of the existing boundary wall at the front and side elevation. The rail head design is simple to reflect the simple character of the mews house and is similar to the railings at the adjacent No. 1 Primrose Gardens. It is considered to be in keeping with the character and appearance of the host building and wider Conservation Area.

The proposed development is not considered to cause harm to the residential amenities of nearby and neighbouring properties by way of visual privacy and outlook; sunlight, daylight and overshadowing; or noise and vibration.

No objections have been received following statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the NPPF 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.

- 5 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  
Director of Economy, Regeneration and Investment