

Application ref: 2020/1023/P  
Contact: Mark Chan  
Tel: 020 7974 5703  
Email: Mark.Chan@camden.gov.uk  
Date: 8 August 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE  
Phone: 020 7974 4444  
[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk/planning](http://www.camden.gov.uk/planning)

DF\_\_DC Architects  
A 42 Theobalds Road  
London  
WC1X 8NW

Dear Sir/Madam

### **DECISION**

Town and Country Planning Act 1990 (as amended)

#### **Householder Application Granted**

Address:  
**20 Berridge Mews**  
**London**  
**NW6 1RF**

Proposal: Erection of a single storey rear extension.

Drawing Nos: S000, S100, S101, S201, S301, 102 rev P2, 103 rev P2, 251 rev P2 and 250 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 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: S000, S100, S101, S201, S301, 102 rev P2, 103 rev P2, 251 rev P2 and 250 rev P2 (Last received 05/08/2020)

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

- 4 The roof of the rear extension hereby permitted shall not be used as a roof terrace, balcony or similar amenity space in perpetuity.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).

- 2 Reasons for granting planning permission:

The application site contains a two storey mid-terraced dwellinghouse inside a private gated mews. The site is not within a Conservation Area nor listed. The proposal includes the erection of a ground floor single storey rear extension.

The existing extension would be demolished and replaced by a new ground floor rear extension. The new extension would be full-width, 3m high and 3.5m deep from the original rear elevation. It would have a dark grey single ply flat roof with slate grey aluminium framed skylight, anthracite aluminium frame sliding doors and brickwork external wall to match the existing. Due to its rear location, it would not be observable from public realm. By virtue of its massing, position, material and design, the proposed extension is considered to be acceptable and would result in a subordinate addition to the host building. It is not considered to adversely impact the character and appearance of the host building. It is acknowledged that a few nearby properties have similar rear extensions; the rear extensions at No. 15 and 18 Berridge Mews were approved in 2018 (ref: 2018/5106/P) and 2017 (ref: 2016/5083/P) respectively. The proposed extension is not out of keeping with the character of the locality.

It is observed that the nearest window at No. 19 serves the ground floor kitchen only and the two properties share a 2m high boundary fence. Given the above coupled with the scale of the proposed development and the fact that the rear

extension at No. 21 is built up to the boundary, the proposal is considered not to cause undue 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. The site's planning history and relevant appeal decisions were 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 and Policy 2 of the Fortune Green & West Hampstead Neighbourhood Plan. The proposed development also accords with the London Plan 2016 and the NPPF 2019.

- 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 'DP', is positioned in the top left corner of the page.

Daniel Pope  
Director of Economy, Regeneration and Investment