

Application ref: 2020/4565/P
Contact: Tony Young
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Date: 15 December 2020

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

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planning@camden.gov.uk
www.camden.gov.uk/planning

MSA Ltd.
Make Space Studios
Newnham Terrace
London
SE1 7DR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
49 Murray Mews
London
NW1 9RH

Proposal:
Replacement of vehicular entrance gates and section of side boundary brick wall with new gates and timber fence section, plus the addition of timber cladding to rear recessed brick elevation at 1st floor level.

Drawing Nos: (130-)100, 200 rev A, 210 rev A, 300 rev A, 310 rev A; Email from MSA Ltd. dated 06/11/2020; Design & Access Statement from MSA Ltd. (Ref: 130-D01-200928) received 06/10/2020.

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: (130-)100, 200 rev A, 210 rev A, 300 rev A, 310 rev A; Email from MSA Ltd. dated 06/11/2020; Design & access statement from MSA Ltd. (Ref: 130-D01-200928) received 06/10/2020.

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

- 4 The gate, fencing and cladding hereby approved shall be constructed from timber material with a dark painted/stained colour and finish.

Reason: In order to minimize the impact on and safeguard the appearance of the building 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.

Informative(s):

- 1 Reasons for granting planning permission:

The replacement timber gates with vertical slats and a small section of matching side fencing would be larger and higher than the existing gates in front of an existing off-street parking space. They are considered to be in keeping with the character and appearance of this part of the streetscene in terms of its design, height, material and dark colour.

The small, recessed area of external wall at rear 1st floor level where the proposed timber cladding would be added is not widely visible from public views from Canteloves Road. The proposal would relate appropriately to the eclectic mix of styles, materials and colours at the rear of the property which is characterised by timber fencing and cladding at ground floor level, and contrasting brick facing material on the rear elevation, street facing flank and boundary walls. In this context, the proposal would not involve a noticeable change and ensure that an extensive amount of brickwork would still remain as the predominant character of the property.

Overall therefore, the proposals are considered to be minor and sympathetic alterations, in keeping within the character and appearance of the host property, streetscene and wider Camden Square Conservation Area, and as such are acceptable.

There are no amenity concerns as the proposals would not involve any noticeable alteration that would impact on neighbouring residential properties.

The site's planning and appeals history has been taken into account when coming to this decision. 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 Camden Square 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 proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2016, the Draft London Plan (Intend to publish) 2019 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 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:

Yours faithfully

A handwritten signature in black ink, appearing to read 'DP', is centered on the page.

Daniel Pope
Chief Planning Officer