

Application ref: 2020/2422/P
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Date: 19 January 2021

Development Management
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London Borough of Camden
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www.camden.gov.uk/planning

Omnide
96 Belsize lane
London
NW3 5BE
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
35 Daleham Mews
London
NW3 5DB

Proposal: The alteration of two rear elevation windows and the addition of two projecting balconies and associated balustrades

Drawing Nos: A-0.01, A-0.00, A-0.10, A-0.11, A-0.12, A-0.30, A-1.00, A-2.00, A-3.00, A-4.00, A-7.00, Design & Access Statement.

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: A-0.01, A-0.00, A-0.10, A-0.11, A-0.12, A-0.30, A-1.00, A-2.00, A-3.00, A-4.00, A-7.00, Design & Access Statement.

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

Informative(s):

- 1 Reasons for granting permission:

The rear elevation of No.35 and the entire terrace is not afforded long views from any vantage points. The property's orientation is such that no long views are afforded between the houses on this mews and the houses in front along Belsize lane.

The proposed works involve replacing the two rear bedroom windows on the second floor with two projecting balconies with metal balustrades. The width of the new doors is similar to that of the existing window openings and the proposed balconies would project (0.80m) from the inner existing eaves line of the property to the edge of the eaves level therefore not projecting more than the depth of the existing roof.

The proposed balconies would appear as juliet balconies, as such it would be considered that the alterations are architecturally sympathetic to the character and appearance of the building and would retain the overall integrity of the existing roof form. Furthermore, it is noted that there are a variety of similar alterations taken place within the surrounding terrace and therefore the addition of these juliet balconies would not be out of keeping. The proposed materials used for the alterations would be in keeping with the existing and surrounding properties and would be considered acceptable. Overall it is considered the proposed alterations would have an acceptable impact on the character and appearance of the Belsize Park Conservation Area.

No.35 is within a built up site context and houses along (100a and 102) Belsize Lane back onto the Daleham Mews, there are no private amenity gardens between the two. It is noted that Nos.100a and 102 are in commercial use and don't have any dormer windows within their rear roof and so no windows would be directly facing the proposed new juliet balconies at second floor level therefore there will be no harmful direct overlooking. Although it is noted other neighbouring properties have first floor rear facing windows, these are located at an acute angle to the proposed balconies and as such would not suffer from direct overlooking.

No objections have been received prior to making this decision and the sites planning history was 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2016, 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', written in a cursive style.

Daniel Pope
Chief Planning Officer