

Application ref: 2020/5034/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Oliver Partington
12C Peckham Hill Street
London
SE15 6BN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

10 Belsize Park Mews
London
NW3 5BL

Proposal:

Erection of a single storey replacement rear extension; conversion of garage to habitable accommodation; alterations to fenestration including the insertion of rooflights to the flat roof, rendering of part of front and rear façade; and associated landscaping works including resurfacing and bin store to the front of the property.

Drawing Nos: Supporting Documents: Design and Access Statement

Proposed Drawings: 06-00 (18/11/2020); 06-01; 06-02; 06-10; 06-11 (18/11/2020); 06-12; 06-20 (18/11/2020)

Existing Drawings: Site location plan; 04-00; 04-01; 04-02; 04-10; 04-11; 04-12; 04-20.

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: Site location plan; 04-00; 04-01; 04-02; 04-10; 04-11; 04-12; 04-20; 06-00 (18/11/2020); 06-01; 06-02; 06-10; 06-11 (18/11/2020); 06-12; 06-20 (18/11/2020); Design and Access Statement.

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

- 4 No development shall take place until full details of the hard landscaping of the front forecourt, including its detailed design and materials, have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the 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 permission:

The proposed works are similar to those considered as part of a previous application reference 2019/4295/P which was refused and dismissed at appeal. The main difference is that the appeal scheme also included a roof extension at second floor level. The Inspector took the view that the roof extension would cause harm to neighbour amenity.

The Inspector did not raise concerns relating to the proposed single storey extension, the conversion of the garage to habitable accommodation, bin store or alternations to the external materials of the dwelling. Circumstances of the site and policy context have not changed since this appeal decision.

The erection of a glazed single storey extension (following the demolition of the rear structure including first-floor terrace) is considered acceptable and its bulk and height would be contained within the envelope of existing boundary treatments here. The alteration to the rear elevation would be sympathetic to the host property. The replacement of the plastic cladding with white render to front and rear would be in keeping with other properties in the mews. The conversion of the garage to a habitable room, including the replacement of the garage door with a wall with windows above, is considered acceptable. Many

of the garages in the mews have been replaced and the proposed fenestration would not appear out of keeping in this context.

Car parking currently takes place within the private forecourt so the loss of an internal garage would not cause any parking congestion in surrounding streets here.

Due to the existing garage's setback location, changes to this elevation would not be prominent within the mews. The size, location and timber finish of the proposed bin store is considered acceptable. The resurfacing of the forecourt to match the cobbled finish of the mews is welcomed- details of the design and material are secured by condition.

It is considered that the proposal would preserve and enhance the character and appearance of the host building and conservation area.

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

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

Two comments have been received prior to making this decision. These and the planning history of the site have been taken into account when coming to this decision.

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 London Plan 2020 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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer