

Application ref: 2019/3066/P  
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Date: 17 February 2021

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
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Gaia Bianchi Architect  
Belmont Road  
Flat A  
London  
N153LU  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**106 Camden Mews  
London  
NW1 9AG**

Proposal:

Conversion of garage into a habitable room with associated alterations, and erection of a conservatory over rear terrace at first floor level.

Drawing Nos: 106CM/LP, 106CM/S101, 106CM/S102, 106CM/S103, 106CM/S201, 106CM/S301, 106CM/P101, 106CM/P102, 106CM/P103, 106CM/P201, 106CM/P301, Design and Access Statement (Gaia Bianchi Architect), email from Gaia Bianchi dated 14/10/2019.

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: 106CM/LP, 106CM/S101, 106CM/S102, 106CM/S103, 106CM/S201, 106CM/S301, 106CM/P101, 106CM/P102, 106CM/P103, 106CM/P201, 106CM/P301, email from Gaia Bianchi dated 14/10/2019.

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed glazed conservatory rear extension with aluminium framing is lightweight in appearance and would sit within the envelope of the two storey host building. Camden Mews varies widely in form, design and materials, and the proposed glazed infill would not harm the character or appearance of the wider conservation area. The rear of the site is enclosed and screened by the numerous mature trees within the Cliff Road gardens. There are no public views of the rear of the site and only limited private views. As such, the proposed development would not adversely affect the appearance of the locality.

Due to its scale and siting, the enclosure of the existing inset roof terrace would have no material impact on residential amenity in terms of the loss of natural light, outlook, privacy, light spill or added sense of enclosure.

The alterations to the ground floor frontage to facilitate conversion of the garage largely retain the existing design and would not significantly affect the appearance of the host building. There are other examples of part-glazed doors within the mews. The existing garage door is not significant in heritage terms, and the proposed replacement is sympathetic in terms of its design and materials. Like the rear of the terrace, the front elevation is varied in design and the proposed alterations would preserve the character and appearance of the conservation area.

The loss of the integral garage for conversion into habitable space complies with Local Plan policy T2, which aims to limit the availability of parking within the borough. A highways contribution is required to replace the redundant crossover with a kerb and pavement and will be secured by a S106 legal agreement.

One comment was received from the occupant of 4 Cliff Road, requesting an engineer's design as their property adjoins the application site, and clarifying

that their property includes an artists' studio and not a garage at ground floor. Structural matters relating to general construction (excluding excavation) would not be a material planning consideration, and can be dealt with under the Party Wall Act. The uses of the neighbouring premises are not relevant to the decision in this instance.

The site's 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 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, T2, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2016 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 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.
- 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 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.

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