

Application ref: 2020/5567/P
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Date: 18 May 2021

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

The DHaus Company Ltd
Unit 13 Old Dairy Court
17 Crouch Hill
London
N4 4AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
110 Camden Mews
London
NW1 9AG

Proposal:
Replacement of garage door to full height glazed window following conversion of the existing integral garage to habitable room.
Drawing Nos: Site Location Plan 0125_PLN_EX_01, 0125_F_EX_02,
0125_PLN_PRO_01 Rev 1 (Proposed Plans - Option 2).

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: Site Location Plan 0125_PLN_EX_01, 0125_F_EX_02, 0125_PLN_PRO_01 Rev 1 (Proposed Plans - Option 2).

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

- 4 The new window openings hereby approved shall be inward opening only.

Reason: To ensure that the highway and pedestrian safety is maintained in accordance with policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The original scheme included the installation of 190mm x 190mm glazed bricks following the removal of the full height garage door. The revised proposal includes installation of 3 full height windows. Security bars would be installed in front of the windows to match the existing ground floor window treatment. The revised proposal is considered acceptable in terms of design, scale and materials.

The proportions of the new windows would relate well to the existing and would respect the established hierarchy of fenestration. The design, scale, siting and materials would be in keeping with the character and appearance of the host property and wider conservation area, and as such the character and appearance of conservation area would remain preserved. The Council's Conservation Officer has reviewed the revised design of the scheme and is satisfied that the character of the conservation area would be maintained.

It is not clear if the proposed windows would be openable. A condition would be attached requiring the windows to open inward only. This is to ensure the safety of passing pedestrians along the narrow section of pavement.

The integral garage was approved as part of planning permission granted on 26/09/2006 (ref 2006/3511/P). No condition was attached requiring the retention of the garage. The conversion of the existing internal garage to create additional habitable floorspace is therefore considered acceptable. It is not considered there would be any significant detrimental impact to highways. The garage opening is narrow and is difficult to access from the mews. The loss of the existing garage would not likely result in an increase in on-street parking in the neighbouring streets.

It is not considered there would be any significant detrimental impact to residential amenity. The proposed windows would face onto Camden Mews and would have a similar relationship to other existing windows that front onto

the road.

The storage of refuse would be similar to the existing arrangement whereby refuse would be stored at the side passage and would not block the highway.

One objection was received regarding the inappropriate use of glass bricks and two further comments were received during public consultation. Comments included notification that the works appear to have begun prior to consent being granted as well as a query about the description of development that should include conversion of existing garage. Following revisions to the design of the scheme to omit the use of glass bricks and include 3 window openings to match the existing fenestration pattern, the objections relating to the design have been addressed. The description of development has been amended to reflect the conversion of the garage to habitable floorspace.

No other responses were received prior to the determination of this application. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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 2013.

As such, the proposed development is in general accordance with policies D1, D2, T2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 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, 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 (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer