

Application ref: 2021/1708/P
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Date: 11 June 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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Webb Mieke Architects
Studio B
7 Wellington Road
London
NW10 5LJ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
5 Old Brewery Mews
London
NW3 1PZ

Proposal: Removal of the existing single storey rear extension, new glazing and brickwork to rear ground and first floor elevations, new balconies at first floor level, 2 x rooflights in the rear roofslope, and new wall on eastern boundary

Drawing Nos: Site Location Plan (ref: 220.01.00); 2220.01.01; 02; 03; 04; 05; 10; 11; 12; 13; 14; 2220.02.01; 02; 10; 11; 2220.03.01; 10; Design and Access Statement by Webb Mieke Architects dated 8th April 2021

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 The development hereby permitted shall be carried out in accordance with the following approved plans: - Site Location Plan (ref: 220.01.00); 2220.01.01; 02; 03; 04; 05; 10; 11; 12; 13; 14; 2220.02.01; 02; 10; 11; 2220.03.01; 10; Design and Access Statement by Webb Mieke Architects dated 8th April 2021

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The site forms part of a row of six houses constructed in the 1970's located on the north side of the mews. The proposal involves the installation of full-width double-glazed doors, new double-glazed windows, and metal balustrades on the rear elevation, together with the erection of a new side boundary wall on the boundary with no. 6 Brewery Mews, following demolition of the existing rear extension. 2 x rooflights are also proposed to be installed on the rear roof slope on the main building.

The rear of the building is north facing and the enlarged openings at rear ground floor level will facilitate improved lighting into the property. The new glazed openings and balconies proposed at first floor level will be smaller than the existing although similar in height. The new grey/cream facing brickwork will complement the colour palette of the existing building. The works are considered to be acceptable in design terms.

Given that the works proposed are on a secondary façade and the site is enclosed by high boundary walls to the side and rear, the proposals would not be readily visible from the wider public realm and would not be harmful to the appearance of the building or this part of the Hampstead Conservation Area.

It is considered that the proposal would not result in detracting from existing residential amenity by way of the loss of privacy, overlooking, loss of natural sunlight or daylight or light spill.

No comments/objections were received following the consultation process. This as well as the site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and 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 D1 (Design), D2 (Heritage) and A1 (Managing the Impact of Development) of the London Borough of Camden Local Plan 2017. The development also accords with the London Plan 2021, the National Planning Policy Framework 2019 and policies DH1, and DH2 of the Hampstead Neighbourhood Plan 2018

- 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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.
- 5 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)
- 6 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.

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