

Application ref: 2021/1936/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 25 August 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

Noa Ram Susel Limited
25-27 Heath Street
Suite 9
London
NW3 6TR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
30 Berridge Mews
London
NW6 1RF

Proposal: Installation of replacement rear elevation doors

Drawing Nos: 100 Edition -1, 101 Edition -1, 102 Edition -1, 103 Edition -1, 104 Edition -1, 105 Edition -1, 106 Edition -1, 107 Edition -1, 108 Edition -1, 109 Edition -1, Site Location Plan

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 of the London Borough of Camden Local Plan 2017 Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 100 Edition -1, 101 Edition -1, 102 Edition -1, 103 Edition -1, 104 Edition -1, 105 Edition -1, 106 Edition -1, 107 Edition -1, 108 Edition -1, 109 Edition -1, Site Location Plan.

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

Informative(s):

- 1 Reasons for granting permission.

The property is part of a group of modern, purpose built dwelling houses comprising a yellow London stock on top of a white render base with a slate tiled hipped roof. Properties within the mews benefit from front garages, and a drive way appearing uniformed in appearance. This application relates to the installation of replacement doors on the rear and side elevations.

The proposed French doors would replace existing aluminium case window at ground floor level. The replacement doors would be aluminium framed matching the width of the existing openings. The proposed doors would fitted into existing opening albeit with additional openings below the existing cill to incorporate the increased height. Officers consider the proposed arrangement would have an acceptable impact on the host property's character and appearance.

Officers consider the proposed materials and design would appear as in keeping within the context of the rear garden area. As such would have an acceptable impact on the character and appearance of Fortune Green and West Hampstead Neighbourhood Area.

Given that the existing rear elevation windows are predominately glazed, and overlook into the host property's rear garden area. Officers do not consider the proposed replacement doors would give rise to adverse amenity impact by means of increased overlooking.

No objections were received in response to the public consultation. The site's planning history was taken into account when determining this application.

The proposed development is in general accordance with Policy 2 and 3 of the Fortune Green and West Hampstead Neighbourhood Plan, Policies A1, D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully



Daniel Pope
Chief Planning Officer