

Application ref: 2021/4337/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Barbara Weiss Architects Ltd.
Millbank Tower
21-24 Millbank
London
SW1P 4QP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Wavel Mews
London
NW6 3AB

Proposal: Erection of single storey side extension, set back from front elevation, with brick to match existing. New windows with heritage painted metal frames to replace existing pvc frames. New dormer window to front and rear to replace existing rooflights.

Drawing Nos: PL-L(01)00_Rev P2, PL-L(01)01_Rev P1, PL-L(01)02_Rev P2, PL-L(01)03_Rev P2, PL-L(03)01_Rev P2, PL-L(03)03_Rev P2, PL-L(03)02_Rev P1.

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: PL-L(01)00_Rev P2, PL-L(01)01_Rev P1, PL-L(01)02_Rev P2, PL-L(01)03_Rev P2, PL-L(03)01_Rev P2, PL-L(03)03_Rev

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal is modest in terms of scale and the extent of works, comprising the erection of a single storey side extension set back from front elevation, fenestration changes and new dormer windows to the front and rear roofslopes. Both dormers would replace several Velux rooflights. The proposed side extension would protrude out by 1.25m. It would be set back from the front elevation by approximately 1.7m and by 35cm from the rear elevation. A small window would be added to the rear elevation. Due to its scale, position and projection the proposed single storey side extension would appear subordinate to the host property, neither bulky nor incongruous.

The detailed design is acceptable. Glazed doors are added on the rear façade for access to the garden. The heritage metal framed windows replace existing PVC windows, this change is considered to represent an improvement to the visual appearance of the property, the streetscape and this part of the conservation area. The fenestration has been considered in the context of the other properties on the mews.

The width of the proposed front dormer has been revised to respect the proportions of the existing windows. Although there are no other properties in the mews with dormers it is noted that nos. 11 and 12 have a different roof form to the more traditional mews buildings that preceded them, and the dormer window on the application site would not impact a consistent roofscape.

The design has been revised to keep the front façade brick rather than render, in line with the existing materiality of the building. It is proposed to paint the brickwork at ground floor level which does not require planning permission. The style of the front door has been revised with a narrow metal frame to be more in-keeping with the aesthetic of the windows and the quasi-industrial aesthetic consistent with other mews buildings.

Although the application site and neighbouring no.11 are fairly symmetrical in their appearance, this symmetry is not considered to contribute to the significance of the conservation area, and it is noted that the detailed design and materials of the windows to both properties have previously been altered. The principle contribution of the pair is considered to be their overall height and

scale which respects the mews character and which would be maintained. As such, the slight change in dimensions to the windows at ground and first floor are not considered to cause harm to the appearance of the building or the significance of this part of the conservation area.

In relation to impact on neighbouring amenity the proposal is modest and is not considered to cause any significant harm in terms of loss of daylight, sunlight or overlooking. The new window to the rear façade of the proposed extension is small and below the height of the existing fence, and therefore does not give rise to any overlooking issues to no 14. The proposed dormer windows are not considered to increase overlooking beyond the existing situation between windows lower on the façade and the properties to the front and rear.

One objection was received during the course of this application from no 14, regarding the proposal extending up to the boundary and threatening the detached nature of their house. Party Wall matters are not a planning consideration but an informative is added reminding the applicant they may need to enter into a party wall agreement. As to the principle of the side extension, mews buildings are traditionally terraced and therefore the linking of nos 12 and 14 by the presence of a side extension is not deemed to equate to harm in conservation terms. This and the planning history of the site have been taken into account when coming to this decision.

2 Reasons for granting cont.

The proposal is considered to preserve 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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2021.

- 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.

- 5 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.
- 6 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).

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

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

Daniel Pope
Chief Planning Officer