

Application ref: 2021/4357/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Email: Matthew.Dempsey@Camden.gov.uk
Date: 4 March 2022

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

Milovanovic
12 Daleham Mews
London
NW3 5DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**10 Daleham Mews
London
NW3 5DB**

Proposal:

Erection of 1st floor rear extension with rooflight and rear roof dormer.

Drawing Nos: Site Location Plan 10DM-DW-EX20 A, EX01 A, EX02 A, EX03 A, EX04 B, EX05 A, EX06 A, EX09 B, EX10 B, EX11 B, PR01 A, PR02 B, PR03 D, PR04 D, PR05 C, PR06 A, PR09 B, PR10 C, PR11 C. Design and Access Statement (M Milovanovic 08/09/2021).

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 10DM-DW-EX20 A, EX01 A,

EX02 A, EX03 A, EX04 B, EX05 A, EX06 A, EX09 B, EX10 B, EX11 B, PR01 A, PR02 B, PR03 D, PR04 D, PR05 C, PR06 A, PR09 B, PR10 C, PR11 C.
Design and Access Statement (M Milovanovic 08/09/2021).

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 proposed first floor rear extension with roof light, rear roof dormer and alteration to rear windows are considered acceptable in terms of scale, design and materials and would not appear incongruous to the host site nor the mews setting within which it sits.

To the front, works amount to repair and refurbishment which does not require planning permission, it is noted that the letter slot is being relocated, however this is considered acceptable.

To the rear, the proposed alteration is similar in scope to works carried out at the neighbouring property, No.12 Daleham Mews, although it is noted the scale of the rear extension under consideration here is of a smaller scale. The first floor extension shall be built on the foot print of the existing south terrace space and so it is considered that any overlooking to neighbouring properties will be reduced by the introduction of this extension.

The rear dormer is positioned above the new extension and sits comfortably within the lines of the roof ridge and parapet edge, also matching the neighbouring dormer at No.12. This is considered acceptable. Existing rear windows shall be replaced with double glazed Crittal style fenestration. New window frames shall be placed within existing openings which is considered acceptable.

It is not considered there would be any significant detrimental impact to residential amenity. The first floor extension would not rise significantly above the existing boundary wall. The development would not result in a significant loss of light or outlook. No new views would be afforded into any neighbouring habitable windows.

It is noted that the proposed scheme has been revised to remove proposed photovoltaic panels and a new roof light to the front roof slope.

No relevant objections have been received. The site's planning history and

relevant appeal decisions were 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 proposal is in general accordance with Policies D1, D2 and A1 of the Camden Local Plan 2017. The proposed development also accords with the policies of the London Plan 2021 and 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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer