

Application ref: 2021/4004/P
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Development Management
Regeneration and Planning
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Martin Evans Architects
49 Stoneleigh Terrace
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
41 Murray Mews
London
NW1 9RH

Proposal:

Rebuilding and enlargement of second floor extension and enlargement of a rear first floor window.

Drawing Nos: MUM-PL-EX-00, MUM-PL-EX-01, MUM-PL-EX-02, MUM-PL-EX-03, MUM-PL-EX-04, MUM-PL-EX-05, MUM-PL-EX-06, MUM-PL-EX-07, MUM-PL-GA-00, MUM-PL-GA-01, MUM-PL-GA-02A, MUM-PL-GA-03A, MUM-PL-GA-04A S1, MUM-PL-GA-05A S2, MUM-PL-GA-10A, Daylight & Sunlight Outlook Analysis ref ROL.200082, '41 Murray Mews Roof Extension Planning Application August 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 MUM-PL-EX-00, MUM-PL-EX-01, MUM-PL-EX-02, MUM-PL-EX-03, MUM-PL-EX-04, MUM-PL-EX-05, MUM-PL-EX-06, MUM-PL-EX-07, MUM-PL-GA-00, MUM-PL-GA-01, MUM-PL-GA-02A, MUM-PL-GA-03A, MUM-PL-GA-04A S1, MUM-PL-GA-05A S2, MUM-PL-GA-10A, Daylight & Sunlight Outlook Analysis ref ROL.200082, '41 Murray Mews Roof Extension Planning Application August 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 proposal is for the replacement and expansion of the third floor extension from approximately 9sqm to 16sqm. The third floor extension will increase from approximately 5100mm in depth to 6300mm at its deepest point, and from approximately 4100mm in width to full width at 5700mm at its widest point. The new roof extension increase in height from approximately 1900mm to 2060mm. Due to its position, scale and setback the new third floor extension would appear subordinate to the host property and would sit comfortably in context with the properties along the mews and the many third floor additions. Street sections have been provided to show the overall roof line and topography along the west side of the mews and how this new third floor storey is in alignment.

The mews is characterised by innovative, modern architecture and therefore such appropriate change is considered more fitting than it may be in other more traditional parts of the conservation area. The roof extension would be clad in standing seam zinc with glazing, similar to many other second floor extensions along the mews, and therefore is considered an appropriate material palette.

The rear façade of neighbouring no 43 Murray Mews is a very unusual 45 degree elevation of frameless glass. The proposal has a corner cut out in the floor plan, nearest adjacent no 43, of approximately 1450mm by 950mm which means the extension has slightly less bearing on the neighbour. The design has also been further revised, in response to comment from officers and the local conservation group, so that the roof is cut back at the corner to follow the floorplan, and the post and louvres are set back against the extension, to mitigate any unnecessarily overshadowing or interruption to the outlook of no 43. Daylight and Sunlight studies show that the enlarged roof level proposal to no 41 will not have any significant impact on the light received by no 43.

One neighbour from the opposite property on the east side of the mews raised an objection in terms of overlooking. There is a distance of approximately 16m between the two facades at second storey level. The risk of loss of privacy was assessed on a site visit in terms of the new glazing to the new extension and it is not considered it would be of negative effect particularly in light of the established distance between the properties on each side of the mews.

The window to be enlarged on the rear façade at first floor is a modest change, in line with the design and character of the host property and not to have any negative effect on neighbouring amenity.

One objection was received during the course of this application, one response of support and some comments from the CAAC but no objection. The consultation responses, the site history and relevant appeal decisions have been considered.

As such, the proposal is in general accordance with policies A1, D1 and D2 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.

- 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.

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 positioned above the printed name and title of the signatory.

Daniel Pope
Chief Planning Officer