

Application ref: 2021/3569/P
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Development Management
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London Borough of Camden
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Dr Catherine Robson
35 Murray Mews
Camden
LONDON
NW1 9RH

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

35 Murray Mews
London
NW1 9RH

Proposal:

Installation of glazed extension over front yard and canopy above front door and associated alterations to boundary wall.

Drawing Nos: MM21/TP01, MM21/TP02, MM21/TP03, MM21/TP04, MM21/TP05, MM21/TP06, MM21/TP07, MM21/TP08, MM21/TP09, MM21/TP10, MM21/TP11, MM21/TP12.

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: MM21/TP01, MM21/TP02, MM21/TP03,

MM21/TP04, MM21/TP05, MM21/TP06, MM21/TP07, MM21/TP08,
MM21/TP09, MM21/TP10, MM21/TP11, MM21/TP12.

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 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).
- 2 Reasons for granting permission.

The proposal is for the addition of a new single-storey conservatory and a small glass canopy to the front facade of 35 Murray Mews and amendments to the garden wall facing the mews. The proposal is fairly modest in terms of impact and scale, involving the infilling of roughly a third of the front yard. The conservatory will be set behind the existing brick wall which runs along the pavement, with a gutter/beam to support its glass roof above the wall and the front door will be moved to the side of the new glazed enclosure. The majority of the addition will be hidden by the existing boundary wall but a further two brick courses will be added to the top to reflect the adjoining wall height. The proposal has been revised to remove the end section of the wall, adjacent to the boundary of no 37, and replace it with a slatted timber fence to retain relative privacy but also allow some sunlight into the garden.

It is considered that the presence of the original wall is being preserved by the current scheme, and it would be still read as a prominent front boundary. The pitched glazed roof will be marginally visible from the mews but is not considered to be obtrusive or to detract from the host building or streetscene. The glass canopy has been reduced in size significantly, in response to the pre-application advice, and has been designed to be large enough to provide shelter to the new front door and store entrance without being too obtrusive. The streetscape is characterised by a varied palette of materials and new additions and these are now considered part of the innovative and creative character of the mews. The proposed alterations are considered to preserve the character and appearance of the host building, surrounding mews properties and the wider 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.

In terms of neighbour amenity, the proposal is not considered to have any impact on surrounding properties. The conservatory will be pitched and rise from the raised garden wall at 2100mm to the current front façade at 2350mm high. This increase is minimal and is not considered to have any negative impact on light to the adjoining mews properties at nos 33 or 37. Similarly, this modest additional height of 350mm above the height of the existing boundary wall will not cause any harm in terms of neighbour outlook. The new conservatory projects into the front yard and should not create any issues of overlooking or light spill to neighbours' windows due to the limited depth of the extension and the oblique angles. The glazed roof and walls has been designed with the intent to bring light into the interior space rather than create an outlook.

No objections were received during the course of this application. The planning history of the site have been taken into account when coming to this decision.

The proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017, as well as with the London Plan 2021 and the National 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.

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 'DP', is centered on a light grey rectangular background.

Daniel Pope
Chief Planning Officer