

2021/3002/P – 22 Maryon Mews, NW3 2PU
2021/3055/P – 23 Maryon Mews, NW3 2PU



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1. Aerial view of the application buildings, front.



2. Aerial view of the application buildings, rear.



3. View from the entrance gate.



4. Front views of the application sites and terrace row.



5. Front views, close-up.



6. Proposed visualisation seen from entrance courtyard on Maryon Mews.



7. Proposed visualisation of north elevation seen from railway line.



8. Proposed visualisation seen from South Hill Park.

Officer's note:

This application is being referred back to the panel for information.

The development at nos. 22-23 Maryon Mews under applications ref no. 2021/3002/P and 2021/3055/P has already been presented at Members Briefing dated 20th of December 2021, and they agreed to be delegated decision.

There have been some errors identified in the report in relation to the trigger of s106 head of terms for the construction of the mansard extensions on both buildings. It stated they were to be finalised within six months of the decision being made but it should have said to be built within six months of each other (see para 3.2 corrected).

There was also a minor clarification about why the terrace at no. 22 is lawful (see planning history and point 4 in Consultation Summary, Officer's response corrected).

Delegated Report		Analysis sheet	Expiry Date:	i. 16/08/2021 ii. 17/08/2021
		N/A	Consultation on Expiry Date:	i. 29/08/21 ii. 29/08/21
Officer			Application Number(s)	
Nora-Andreea Constantinescu			i. 2021/3002/P ii. 2021/3055/P	
Application Address			Drawing Numbers	
i. 22 Maryon Mews, NW3 2PU ii. 23 Maryon Mews, NW3 2PU			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
i. Erection of a roof extension to create an additional storey, with front and rear balconies, and Solar PV panels on roof (to be undertaken with no. 23, 2021/3055/P).				
ii. Erection of a roof extension to create an additional storey, with front and rear balconies, and Solar PV panels on roof (to be undertaken with no. 22, 2021/3002/P).				
Recommendation(s):		i. Grant conditional planning permission subject to s106 legal agreement ii. Grant conditional planning permission subject to s160 legal agreement		
Application Type:		i. Full Planning Permission ii. Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			Total no. of responses	33	No. of addresses from which objections received	16
Summary of consultation responses:	<p>Site notices were displayed on 04/08/2021 and expired on 28/08/2021. A press notice was published on 05/08/2021 and expired on 29/08/2021.</p> <p>Neighbouring occupiers at nos. 1, 1A, 2A, 4, 5, 11, 13, 14, 15, 17, 18C, 33, 34, 36 Maryon Mews, Flat 60 Lissenden Mansions - Lissenden Gardens, No. 18 Turketel Road, have objected to the applications on the following grounds:</p> <p><u>Design:</u></p> <ol style="list-style-type: none"> 1. Proposed materials and appearance completely inappropriate as it is not brick as originally designed by Ted Levy 2. White cladding is not in keeping with the character of the mews. 3. Representations show the development across the whole terrace which is of concern in terms of its impact 4. Would consolidate and increase the impact of existing unapproved fencing on the roof 5. Out of proportions, out of character, no respect to the local context. 6. The integrity of the mews development would be lost 7. White extensions look like portacabins. 8. Report should be included from relevant surveyor confirming that the foundations are safe and sufficient to support additional weight. 9. Overdevelopment of the Mews. <p><u>Amenity:</u></p> <ol style="list-style-type: none"> 10. Overlooking from the development to the terrace and living room on the first floor and bedroom on the second floor at nos 35-36. 11. Reduction of light to the shared space in the centre of the Mews. 12. Reduction of light on the walkway path 13. Overbearing structure 14. Reduction of light and privacy to the flats at no. 7 & 8 Maryon Mews. 15. Noise nuisance from roof terraces 16. Terraces lit after dark cause light pollution <p><u>Other:</u></p> <ol style="list-style-type: none"> 17. Large properties already; speculative development 18. Reduce the value of the other properties in the mews. 19. No letters sent to neighbours consultation and no advertisement in the Ham and High. 20. No consultation with resident association or other householders. 21. No necessary permission has been sought from the freeholder of the town houses 22. Additional bedrooms to the proposals and across the terrace would add more pressure on the mews services, such as waste, routes, parking etc. 					

23. Sets a precedent for similar permission to the other terraces.

Officer response:

Design:

1. *The proposal has been revised from being clad in white cement boards to London stock brick to match existing. See paras 4.1-4.5*
2. *The extensions as initially proposed in white cement were not considered appropriate by officers and this has been revised to be built in brick to match existing. See paras 4.1-4.5*
3. *Given the architectural composition of the development, officers consider that the principle of appropriate roof extensions could be replicated across the terrace. See paras 3.1-3.4*
4. *The roof structure at no. 22 has been granted consent as part of application ref no PW9902359. The proposed development is not acceptable solely by the virtue of the existing roof structures, but also by virtue of its own overall design and scale. See planning history and paras. 3-1*
5. *The proposed extensions would be of a modest scale and blend in with the surroundings. See paras 4.1-4.5*
6. *The proposed extensions due to their scale and detailed design would preserve the integrity of the mews. See paras 4.1-4.5*
7. *See points 1. and 2.*
8. *Structural details are not required under a planning application for this type of development. A building control application would require such details.*
9. *The proposals are considered to be modest and carefully designed in the existing context. See paras 4.1-4.5.*

Amenity:

10. *Given the existing distance between the buildings there is no overlooking harm identified. See paras 6.1-6.6.*
11. *Due to the pattern of development and sun's orientation, the existing shared space is overshadowed by the existing terraced buildings. The proposals would not worsen this situation. See paras 6.1-6.6.*
12. *See point 11.*
13. *The proposed structure is considered modest and not overbearing. See paras. 4.1-4.5, 6.1-6.6*
14. *No harmful impact identified. See paras 6.1-6.6*
15. *Due to their modest scale, it is not expected that the intensity of use of the terraces would result in harm to neighbouring amenity.*
16. *Due to their modest scale, it is unlikely that the level of light on the terraces would result in harm to the neighbouring amenity.*

Other:

17. *This is not a material planning consideration.*
18. *This is not a material planning consideration.*
19. *The Council has stopped sending letters advertising development since the adoption of the Statement of Community involvement in 2016. Site notices have been placed within mews and on South End Road. The development has been advertised in the press from 05.08.2021 to 29.08.2021.*
20. *This is not mandatory requirement to proceed with the submission of a planning application.*
21. *This issue has been rectified and proof has been provided that the*

	<p><i>applicant has consulted with the freeholder of the sites.</i></p> <p><i>22. Given the small scale of development proposed, even in a future scenario where it would expand across the terrace, it is unlikely to result in unbearable pressure on services.</i></p> <p><i>23. The design of the extension has been considered and it would not set a precedent for unacceptable development on the terrace, in line with Officer's advice. See paras. 3.1-3.4</i></p>
<p>The Maryon Mews Residents Company Limited</p>	<p>The Maryon Mews Residents Company Limited has objected to the proposed development on the following grounds:</p> <ol style="list-style-type: none"> 1. Out of character with the existing houses and ambience of Maryon Mews. 2. Overshadowing to surrounding houses 3. Loss of privacy to surrounding houses 4. Loss of sunlight to the garden areas, trees, shrubs and plants, on the walkways of surrounding houses. 5. As it is in a conservation area, Maryon Mews should be protected, and the design integrity of the buildings should not be compromised <p><i>Officer response:</i></p> <ol style="list-style-type: none"> 1. <i>The extensions as proposed initially in white cement were not considered appropriate by officers and this has been revised to be built in brick to match existing. See paras 4.1-4.5</i> 2. <i>There is no significant impact identified. See paras 6.1-6.6</i> 3. <i>The application site currently has a balcony at lower level, and the scale of the proposed terrace is modest.</i> 4. <i>Due to its modest scale and position, the proposal is not considered to result in harmful reduction of sunlight to the neighbouring area. See paras. 6.1-6.6</i> 5. <i>The proposed development has been carefully considered in its context and it would preserve the character and integrity of the Mews. See paras 4.1-4.5</i>

Site Description

Maryon Mews is a gated cul-de-sac of two and three storey terraced houses located behind a 3-storey residential terrace and shopping parade that fronts onto the west side of South End Road. Maryon Mews is accessed primarily from South End Road through a controlled gate providing access to cars and pedestrians into the principal courtyard from which the Mews housing is accessed.

The application sites are in the flat roofed 3-storey terraced buildings located on the northern side of Maryon Mews. They form two of a group of 6 terraced 3 storey houses. The terrace is bordered to the rear by the overground rail line.

A plaque at the estate confirms the development was designed by the celebrated modernist architect Ted Levy, who lived at no.10 between 1980 and 1983.

The site lies within Hampstead Conservation Area and is covered by the Hampstead Neighbourhood Plan.

Relevant History

Relevant planning history at the application sites:

PW9902359 - 22 Maryon Mews – The erection of an infill extension at rear second floor level, and the creation of roof garden, including the provision of a staircase enclosure, on the existing flat roof. – Granted 1999

PW9802530 - 23 Maryon Mews – Alterations to building to enclose existing patio area at upper ground floor level to provide additional living accommodation. – Granted 1998

PW9802716 – 23 Maryon Mews – Alterations and extension at rear first floor level to provide an enlarged bedroom. – Granted 1998

Relevant planning history at the adjacent site:

2011/2044/P - 21 Maryon Mews - Alterations and additions including rear infill extension with new windows at first and second floor level, access to roof terrace and timber fencing at roof level in connection with use as a roof terrace to existing house (Class C3) - Granted 20 June 2011

Relevant policies

National Planning Policy Framework 2021 The London Plan 2021

Camden Local Plan 2017

Policy G1 – Delivery and location of growth
Policy A1 – Managing the impact of development
Policy A2 – Open Space
Policy A3 - Biodiversity
Policy D1 – Design
Policy D2 - Heritage
Policy DM1 – Delivery and monitoring
Policy CC1- Climate change mitigation
Policy CC2 – Adapting to climate change

Camden Supplementary Planning Guidance 2021

CPG - Design
CPG – Home Improvements
CPG - Amenity
CPG – Energy efficiency and adaptation

Hampstead Neighbourhood Plan 2018-2033

Policy DH1 – Design

Policy DH2 – Conservation areas and listed buildings

Hampstead Conservation Area Appraisal 2002

Assessment

1. Proposal

- 1.1 Planning permission is sought for the extension of both terraced properties at nos. 22 and 23 Maryon Mews with an additional storey at roof level. The proposed roof extensions would have the same dimensions, appearance, and detailed design for both buildings.
- 1.2 The proposed extensions would expand across the existing flat roof of both properties and have an internal height of 2.3m and maximum height of 2.9m. The roofs of the extensions would be flat.
- 1.3 They would have front and rear balconies and Solar PV panels.
- 1.4 The proposed extensions have been revised to be built in yellow London stock and the rear balcony to have a deeper recess.
- 1.5 At the front (Maryon Mews side) the extensions would feature metal framed glazed doors with white cladding boards above, metal railings and brick walls. At the rear (railway side) they would be of matching brick with metal framed glazed doors and metal railings.

2. Considerations

2.1 The main issues to be considered are:

- Principle of an additional roof level
- Design and heritage
- Sustainability
- Amenity

3. Principle of an additional roof level

- 3.1 The terrace in which the application properties sit is three storeys in height with flat roofs. Previous permissions have been granted at nos. 21 and 22, to erect timber balustrades and a small extension to provide access onto the roof to be used as a terrace. As a result, the terrace row now includes additional alterations and extensions at roof level.
- 3.2 The properties form part of a group which was originally been designed as a coherent composition architecturally. The applicant has engaged in pre-application process with the Council to establish the principle of extending with a new roof level on both properties. The design of the extensions has been amended and developed into a comprehensive design

which has the potential to inform the overall design approach for a new roof level for the whole terrace. This accords with Camden Planning Guidance which advises that ‘Where a group of buildings are originally designed as a complete composition a comprehensive design for the whole group is encouraged.’ To secure the developments are undertaken as a pair, in the interests of a cohesive form and appearance of the development across the terrace, it will be necessary for the individual planning permissions to be granted subject to a legal agreement that they must be undertaken together. The S.106 legal agreement would therefore require the extensions to be completed within 6 months of each other.

- 3.3 The application properties and the proposals would be visible from the entrance into Maryon Mews from South End Road, the railway bridge on South End Road, and from wider South Hill Park. As discussed below, the comprehensive proposals for the pair of properties would safeguard the appearance of the townscape and respond to the local character and architecture. The proposed extensions would provide additional habitable space for the existing single-family dwellings. The proposals would therefore comply with the Council’s policies for residential extensions and design and they are supported in principle.

4. Design and Heritage

- 4.1 Maryon Mews is mentioned in the Hampstead Conservation Area Statement as “a small mews type street with a row of two storey cottages facing the rear of South End Road. There is a development of quite densely modern flats/houses over car parking at the western end”. The sites fall within Character Area 3 of 19th Century Expansion as identified in Hampstead Neighbourhood Plan. The area is characterised by a clearly distinguished planned appearance and typical urban streets lined by rows of houses. There are a number of development types within the area, and whilst it does not feature specifically in the Plan, the development the application sites are part of has a particular character and architectural merit, being designed by Ted Levy, the modernist architect. Policy DH1 of the Neighbourhood Plan requires that proposals demonstrate how they respect and enhance the character and local context of the relevant character areas.
- 4.2 The terrace row the application sites are part of, has a dynamic front elevation, with glazed forward projections at first floor levels, and sections of solid parapets in between the buildings, which help differentiate the individual dwellings. The proposed roof extensions would alternate between forward projections to create additional internal space and recessed elements to create modest balconies, complementing the existing architectural language and overall character of the terraced row.
- 4.3 To the rear the terrace has been designed with a two-storey set back which has been later fully infilled at nos. 23 and 22 Maryon Mews and infilled only on one floor at no. 21. The setback, as initially designed, contributes greatly to the rhythm of the rear elevation. The proposal carefully considers and responds to the set-back with a deep balcony which further maintains this rhythm.
- 4.4 The buildings are constructed of mixed yellow London stock brick, horizontal white cladding boards, dark stained timber windows and doors and balcony with metal railings. The proposed extensions have carefully considered the existing architectural design and detailing elements and proposes to match the existing London stock brick in terms of its overall envelope. The horizontal white boards would be referenced at roof level, and the new roofs would have standing seam metal panels to match existing. The new windows and doors would have deep reveals and they would be of painted metal. New and matching thin metal railings would enclose the new balcony. Overall, the proposed detailed design would positively reference the existing building in a modern manner which respects the existing character and appearance of the host buildings and the wider terraced row.

- 4.5 Overall, the rhythms and detailing of the proposed roof extensions - on the front and rear elevations - have a defined architectural character which would add to the appearance of this group of buildings. The scale of the proposed roof extensions is modest and the proposals would respect the proportions of the terrace and the hierarchy of spaces and buildings throughout the Mews. The detailed design of the new structures would maintain the character of the Mews through a modern interpretation of an extension at roof level. The proposed extensions would be of a high quality of design and appearance. They would be subordinate to the host building and they would preserve its form and character.
- 4.6 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.

5. Sustainability

- 5.1 In line with policies CC1 and CC2 any new development should mitigate against increased carbon emissions. In accordance with the energy hierarchy principles, a fabric first approach has been taken to the design and carbon reduction measures would be included. The major elements including walls, windows, doors, floors and roof would be constructed with a high standard of insulation and airtightness, and wherever possible materials will be selected for lower embodied CO₂. Due to the position of the rooms, excellent levels of daylight would be achieved, reducing consumption of electricity for artificial light. Natural ventilation has been carefully considered with a good provision of rooflights and opening lights to provide cross ventilation. The openings can be left open but secure. Low energy lighting systems are proposed and water efficient sanitary goods.
- 5.2 Externally, the proposal would include ten Solar PV panels on each building. These would ensure further reduction of carbon emissions, which is accepted.
- 5.3 Overall, the proposals would include sufficient energy efficiency measures which would improve the efficiency of the building and result in carbon emission reductions when in operation.

6. Amenity

- 6.1 Policy A1 seeks to protect the quality of life of occupiers and neighbouring ones by only granting permission for development that would not harm their amenity. The main factors to be considered in relation to the impact on the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.
- 6.2 A Daylight & Sunlight Assessment has been undertaken to assess the impact of the proposed new structures on the levels of daylight and sunlight of the neighbouring occupiers. The property at no. 21 retains the original set-back at the rear on the first and second floors and one of the bedrooms has a window opening (window 10) onto this recessed area. The BRE guide states that in terms of daylight distribution bedrooms are less important. In terms of the Average Daylight Factor (ADF), the report demonstrates that the bedroom served by window 10 would have an ADF score of 2.2% subject to the proposed development, which exceeds the target of 1%. In terms of daylight distribution, the findings show the result of 0.78 which is marginally below the target of 0.8. The study concludes that overall, the proposed development would have a relatively low impact on the light received by this neighbouring property and the sunlight/daylight conditions would be acceptable.
- 6.3 In terms of loss of light, concerns from the occupiers at nos. 7-8 have been received. The

building at nos. 7-8 sits approximately 9m from the application properties to south, and they have a number of window openings facing north towards the application properties. Given the position of the building, the size and set-back of the roof extensions and the sun's orientation, it is unlikely that a significant reduction of sunlight or daylight would be incurred by the occupiers at nos. 7-8 in order to warrant refusal of the proposed scheme.

6.4 Due to the pattern of development and the current typology of buildings in vicinity of the site, there are no nearby gardens or amenity areas directly to the north of the development, to be affected by a reduction in daylight. The Daylight/Sunlight Study confirms that the proposed development would not result in any neighbouring amenity spaces having less than 2 hours of sunlight on March 21.

6.5 The proposed new balcony would sit at a higher level than the existing one on the front elevation. The building at nos. 35-36 sits at over 19m from the proposed balcony. Given this distance there would be no significant overlooking arising to the occupiers at nos. 35-36. The building at nos. 7 and 8 Maryon Mews sit at 9m distance from the proposed roof terrace. The application building already has first and second floor windows on its elevation facing these properties. The additional views from the top floor to no. 7 and 8 is not considered significantly harmful to warrant refusal of this scheme. Overall, due to the existing pattern of development and the siting and design of the proposals, there is no significant harm identified in terms of overlooking to neighbouring properties.

6.6 Overall, the proposed extensions would be modest in size and scale and due to their nature and position they would not result in a harmful loss of daylight, sunlight or privacy and nor would they create a sense of enclosure for any neighbouring occupiers. There would therefore be no undue loss of amenity for any neighbouring occupiers.

7. Other issues

7.1 The proposed development is not major and the sites sit within a gated cul-de-sac residential neighbourhood. Transport officers consider that there is sufficient space in the forecourt to have skips and for construction vehicles to unload and turn around to leave in forward gear. Due to the position of the application buildings at - nos. 22 and 23 - they are positioned so that there is direct access from the forecourt, without the need to go through the narrow footpath. As such, it is considered that given the existing site arrangement, and as no concerns have been raised by neighbours in relation to the construction works, that there is no requirement for a Construction Management Plan (CMP) in this instance.

8. Recommendation

8.1 Grant conditional planning permission subject to section 106 legal agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members' Briefing panel on Monday 20th June 2022, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2021/3002/P
Contact:
Tel: 020 7974
Date: 15 December 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

HeathWalker Studio
Flat 60 Lissenden Mansions
Lissenden Gardens
LONDON
NW5 1PR

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
22 Maryon Mews
London
NW3 2PU

Proposal:
Erection of a roof extension to create an additional storey, with front and rear balconies, and Solar PV panels on roof (to be undertaken with no. 23, 2021/3055/P).
Drawing Nos: Design and Access Statement October 2021 Part 1 and 2, by Heatwalker Studio; Daylight and Sunlight Report dated 1 October 2021; 337 01, 337 02; 337 11; 337 12; 337 14; 337 15; 337 16; 337 17; 337 20A; 337 21A; 337 22A; 337 23A; 337 24A; 337 25A; 337 26A; 337 27A.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

Design and Access Statement October 2021 Part 1 and 2, by Heatwalker Studio; Daylight and Sunlight Report dated 1 October 2021; 337 01, 337 02; 337 11; 337 12; 337 14; 337 15; 337 16; 337 17; 337 20A; 337 21A; 337 22A; 337 23A; 337 24A; 337 25A; 337 26A; 337 27A.

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.

- 4 Before the relevant part of the work is begun, detailed drawings and photos of samples of materials in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all new windows (including jambs, head and cill), ventilation grills, external doors.
- b) Manufacturer specifications and photos of samples for all new facing materials.
- c) Details including sections at 1:10 of new railings to balconies
- d) Manufacturer specifications and details 1:50 of new solar PV panels.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 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 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.

- 3 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate

Application ref: 2021/3055/P
Contact:
Tel: 020 7974
Date: 15 December 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
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HeathWalker Studio
Flat 60 Lissenden Mansions
Lissenden Gardens
LONDON
NW5 1PR

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
23 Maryon Mews
London
NW3 2PU

Proposal:

Erection of a roof extension to create an additional storey, with front and rear balconies, and Solar PV panels on roof (to be undertaken with no. 22, 2021/3002/P).

Drawing Nos: Design and Access Statement October 2021 Part 1 and 2, by Heatwalker Studio; Daylight and Sunlight Report dated 1 October 2021; 337 05, 337 06; 337 11; 337 12; 337 14; 337 15; 337 16; 337 17; 337 30A; 337 31A; 337 32A; 337 33A; 337 34A; 337 35A; 337 36A; 337 37A.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

Design and Access Statement October 2021 Part 1 and 2, by Heatwalker Studio; Daylight and Sunlight Report dated 1 October 2021; 337 05, 337 06; 337 11; 337 12; 337 14; 337 15; 337 16; 337 17; 337 30A; 337 31A; 337 32A; 337 33A; 337 34A; 337 35A; 337 36A; 337 37A.

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.

- 4 Before the relevant part of the work is begun, detailed drawings and photos of samples of materials in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Details including sections at 1:10 of all new windows (including jambs, head and cill), ventilation grills, external doors.
- b) Manufacturer specifications and photos of samples for all new facing materials.
- c) Details including sections at 1:10 of new railings to balconies
- d) Manufacturer specifications and details 1:50 of new solar PV panels.

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 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 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.

- 3 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Yours faithfully

Supporting Communities Directorate