

Application ref: 2021/3055/P
Contact: Nora-Andreea Constantinescu
Tel: 020 7974 5758
Email: Nora-Andreea.Constantinescu@camden.gov.uk
Date: 14 September 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

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

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted 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 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:

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.

- 5 No demolition or development shall commence at the application site, unless the development hereby permitted, and that permitted at 22 Maryon Mews under application 2021/3002/P, are commenced, carried out, and fully completed simultaneously.

Reason: To ensure the developments are constructed as one scheme and to safeguard the appearance of the premises and the character and appearance of the area, in accordance with policies D1 and D2 of the Camden Local Plan 2017, and policies DH1 and DH2 of Hampstead Neighbourhood Plan 2018.

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 paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully



Daniel Pope

Chief Planning Officer