

Application ref: 2022/4561/P
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Date: 4 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
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Forward Planning and Development
The Studio@The Old Farmhouse
29 Banbury Road
Chacombe
OX17 2JN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Charlotte Mews
London
W1T 4EA

Proposal:

Replacement of existing windows with double glazed timber sash windows on the first and second floor front elevation and rear second floor, replacement of two rooflights, conversion of garage into a habitable space, replacement of ground floor frontage and addition of planters on the 1st and 2nd floors of the front elevation.

Drawing Nos: 035-A-00-00-A; 035-A-00-01-A; 035-A-07-01-A; 035-A-07-02-A; 035-A-10-10-A; 035-A-10-11-A; 035-A-10-12-A; 035-A-10-13-A; 035-A-11-10-A; 035-A-11-11-A; 035-A-11-12-A; 035-A-11-13-A; 035-A-17-01-A; 035-A-17-02-A; 035-A-21-02-C; Sash Window Details; Covering Letter dated 19th October 2022; Planning Statement dated 19th October 2022; Design and Access Statement dated 19th October 2022.

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: 035-A-00-00-A; 035-A-00-01-A; 035-A-07-01-A; 035-A-07-02-A; 035-A-10-10-A; 035-A-10-11-A; 035-A-10-12-A; 035-A-10-13-A; 035-A-11-10-A; 035-A-11-11-A; 035-A-11-12-A; 035-A-11-13-A; 035-A-17-01-A; 035-A-17-02-A; 035-A-21-02-C; Sash Window Details; Covering Letter dated 19th October 2022; Planning Statement dated 19th October 2022; Design and Access Statement dated 19th October 2022.

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 Reasons for granting permission.

Specific mention is given to the mews within the Charlotte Street Conservation Area Appraisal, adopted in July 2008 as "quiet streets characterised by narrow entrances, sometimes beneath buildings, shared, generally cobbled surfaces and a range of commercial uses within former mews properties or subsequent 19th century workshop buildings".

On the front elevation, the new double glazed sash windows on the first and second floors would be installed in existing openings in painted timber. In terms of detailed design, the existing four panes would be replaced with six panes. The glazing bars would not be integral however given the fact that the building is not a positive contributor to the Conservation Area nor a historic building, it is acceptable. Moreover, the existing windows are not original windows and in this particular instance, the use of applied glazing bars would not harm the appearance of the building or the character and appearance of the Conservation Area.

Metal planters would be added to the windows. It is also proposed to replace the existing three rooflights.

The existing garage doors and security shutters would be replaced with a new timber, coach house style façade incorporating additional double-glazed windows. A revision was submitted that included an additional door and a different window design to the front façade, however the changes were not considered appropriate. As these changes did not represent an improvement over the original scheme, officers asked that the applicant revert to the original drawing.

It appears that the painting of the brickwork has already been implemented on site and therefore this part of the proposal is retrospective. It is worth noting that officers would have discouraged the painting of the brickwork should this part of the work not been completed.

The proposal also includes the conversion of the garage into a habitable space.

At the rear, the windows on the 2nd floor would be replaced with double glazed timber sash and the two rooflights would also be replaced. The door at third floor level would be infilled.

Overall, therefore, the proposals are considered to be sympathetic to and in keeping with the existing appearance of the host property in terms of the design, locations, proportions and materials, and would preserve the character and appearance of the building and Charlotte Street Conservation Area in which it is located, and as such, is acceptable. The windows would also improve the thermal performance of the building which is a material planning consideration.

There are no amenity concerns to neighbouring properties given the proposal would mainly replace existing building features and fenestration.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation. The Bloomsbury Conservation Area Advisory Committee had no comment to make on the application.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Charlotte Street Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act [ERR] 2013.

As such, the proposal is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021 and the 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 The permission hereby approved, does not allow planters on the public highway. Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.

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>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully



Daniel Pope
Chief Planning Officer