

Application ref: 2023/1010/P
Contact: Duty Determination Team
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Email: planning@camden.gov.uk
Date: 25 April 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

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planning@camden.gov.uk

www.camden.gov.uk/planning

Stiff + Trevillion
16 Woodfield Road
London
W9 2BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 King's Mews
London
Camden
WC1N 2HY

Proposal:

Demolition of the existing roof, and erection of second floor roof extension. Lowering of existing garden level to the rear and erection of a single storey rear extension at ground floor level. Demolition of existing first floor balcony to the rear and new balcony at the same level, with an increased depth. Alterations to the front and rear fenestrations and removal of the existing front balcony at first floor level.

Drawing Nos:

Existing:

3947-ST-EX-01-001, dated NOV 2022; 3947-ST-EX-02-200, dated APR 2022; 3947-ST-EX-02-201, dated APR 2022; 3947-ST-EX-02-202, dated APR 2022; 3947-ST-DM-02-200, dated MARCH 2023; 3947-ST-DM-02-201, dated MARCH 2023; 3947-ST-DM-02-202, dated MARCH 2023; 3947-ST-EX-04-200, dated NOV 2022; 3947-ST-EX-04-201, dated NOV 2022; 3947-ST-EX-03-200, dated APR 2022; 3947-ST-EX-03-201, dated APR 2022; 3947-ST-EX-03-202, dated APR 2022; 3947-ST-DM-03-200, dated MARCH 2023; 3947-ST-DM-03-201, dated MARCH 2023; 3947-ST-DM-03-202, dated MARCH 2023; 3947-ST-DM-04-200, dated MARCH 2023;

Proposed:

3947-ST-02-200, dated NOV 2022; 3947-ST-02-201, dated NOV 2022; 3947-ST-02-202, dated NOV 2022; 3947-ST-02-203, dated NOV 2022; 3947-ST-03-200, dated

NOV 2022; 3947-ST-03-201, dated NOV 2022; 3947-ST-03-202, dated NOV 2022; 3947-ST-03-203, dated NOV 2022; 3947-ST-03-204, dated NOV 2022; 3947-ST-04-200, dated NOV 2022; 3947-ST-04-201, dated NOV 2022; 3947-ST-04-202, dated NOV 2022; Design and Access Statement, dated MARCH 2023.

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 shall be carried out in accordance with the following approved plans:

Existing:

3947-ST-EX-01-001, dated NOV 2022; 3947-ST-EX-02-200, dated APR 2022; 3947-ST-EX-02-201, dated APR 2022; 3947-ST-EX-02-202, dated APR 2022; 3947-ST-DM-02-200, dated MARCH 2023; 3947-ST-DM-02-201, dated MARCH 2023; 3947-ST-DM-02-202, dated MARCH 2023; 3947-ST-EX-04-200, dated NOV 2022; 3947-ST-EX-04-201, dated NOV 2022; 3947-ST-EX-03-200, dated APR 2022; 3947-ST-EX-03-201, dated APR 2022; 3947-ST-EX-03-202, dated APR 2022; 3947-ST-DM-03-200, dated MARCH 2023; 3947-ST-DM-03-201, dated MARCH 2023; 3947-ST-DM-03-202, dated MARCH 2023; 3947-ST-DM-04-200, dated MARCH 2023;

Proposed:

3947-ST-02-200, dated NOV 2022; 3947-ST-02-201, dated NOV 2022; 3947-ST-02-202, dated NOV 2022; 3947-ST-02-203, dated NOV 2022; 3947-ST-03-200, dated NOV 2022; 3947-ST-03-201, dated NOV 2022; 3947-ST-03-202, dated NOV 2022; 3947-ST-03-203, dated NOV 2022; 3947-ST-03-204, dated NOV 2022; 3947-ST-04-200, dated NOV 2022; 3947-ST-04-201, dated NOV 2022; 3947-ST-04-202, dated NOV 2022; Design and Access Statement, dated MARCH 2023.

Reason: For the avoidance of doubt and in the interest of proper planning.

- 2 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).

- 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.

- 4 No development shall take place until full details of hard and soft landscaping and means of enclosure of all un-built, open areas have been submitted to and approved by the local planning authority in writing. Such details shall include

details of any proposed earthworks including grading, mounding and other changes in ground levels. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of any works on site, details demonstrating how trees to be retained shall be protected during construction work shall be submitted to and approved by the local planning authority in writing. Such details shall follow guidelines and standards set out in BS5837:2012 "Trees in Relation to Construction". All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policies A2 and A3 of the London Borough of Camden Local Plan 2017.

- 7 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include
- i. a detailed scheme of maintenance
 - ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures

to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

8 Bird and bat boxes

Prior to commencement of above ground works, a plan showing details of the bird and bat box locations and types and indication of species to be accommodated shall be submitted to and approved in writing by the local planning authority. The details should include the swift boxes and bat boxes to be integrated into the fabric of the building, and additional bird boxes to either be integrated into the fabric of the building or affixed to the outside of the building

The boxes shall be installed in accordance with the approved plans prior to the occupation of the development and thereafter retained.

Reason: In order to secure appropriate features to conserve and enhance wildlife habitats and biodiversity measures within the development, in accordance with the requirements of the London Plan, and Policies A3 and CC2 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The proposed rear ground floor extension would provide an enlarged and reconfigured dining/kitchen arrangement within the existing ground level of the house. It includes full width glazed sliding door that allows views out onto the rear garden, similar to adjoining dwellinghouses. The proposed extension would create approximately 12sqm of additional floorspace. The proposed rear ground floor extension does not significantly alter the scale of the building as a subservient structure to the listed terrace on John Street.

In addition, the proposed extension would be constructed in materials that resemble, as closely as possible, in colour and texture those of the existing building. It would therefore be considered subordinate to the main building and would be considered acceptable.

The proposed demolition of the existing roof, and erection of second floor roof extension would provide an additional bedroom onsite with an attached rear terrace. The terrace would be accessed via a glazed door and will include a metal balustrade along the boundary of the terrace, which is considered to be in keeping with the conservation area. The second floor roof extension would create approximately 65sqm of additional floorspace.

The proposed terrace at first floor replaces the existing balcony at the same level. The depth of the terrace has been increased by 825mm but the length remains the same of the existing balcony. There is no additional overlooking to the neighbours due to the boundary separating the neighbouring property at 2 King's Mews and the application site having an existing brick boundary wall in place. The building to the other side at 2 John Street is in commercial use.

Further details are required for the proposed planting of vegetation/trees, and the green roof. This will be secured by way of a planning condition.

The site is located within the Bloomsbury Conservation Area and it is considered that the relationship of the building, as a subservient mews to the properties on the grade II listed properties on John Street would be maintained and therefore the preserves the setting of these buildings. Therefore taking this into consideration as well as its size, the proposed works would preserve the character and appearance of the 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.

The proposed works due to their nature and position, and the existing structures, are not considered to cause any detrimental impact on amenity in terms of loss of light and outlook.

No objections were received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, A2, A4, D1 and D2 of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2021 and the London Plan 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.

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

A handwritten signature in black ink, appearing to read 'DPope', is written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer