

Application ref: 2022/1267/P
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Date: 9 August 2023

Development Management
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London Borough of Camden
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Cassion Castle Architects
10 Old Dairy Court
17 Crouch Hill
London
N4 4AP
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
7-8 Early Mews
London
NW1 7HG

Proposal:

Erection of a single storey extension at roof level, raising of the front parapet wall of the existing building, replacement and enlargement of windows on the front elevation, creation of a roof terrace and associated balustrade, roof access enclosure and solar panels in association with the existing office use (Class E(g)(i)).

Drawing Nos: 2010/E/001; 2010/E/010; 2010/E/020; 2010/E/030; 2010/E/031;
2010/E/032; 2010/P/001; 2010/P/100 rev A; 2010/P/102; 2010/P/200 rev A;
2010/P/300 rev A; 2010/P/301 rev A; 2010/P/302 rev A; 2010/P/303; Daylight and
sunlight report (Neighbouring Properties) prepared by Right of Light Consulting dated
13/04/2022

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:
2010/E/001; 2010/E/010; 2010/E/020; 2010/E/030; 2010/E/031; 2010/E/032;
2010/P/001; 2010/P/100 rev A; 2010/P/102; 2010/P/200 rev A; 2010/P/300 rev A; 2010/P/301 rev A; 2010/P/302 rev A; 2010/P/303; Daylight and sunlight report (Neighbouring Properties) prepared by Right of Light Consulting dated 13/04/2022.

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 policy D1 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, 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), and new external doors;

b) Details including sections at 1:10 of all new balustrades;

c) Detailed elevations and sections at 1:10 showing the existing and proposed new brickwork of the front parapet;

c) Manufacturer's specification details of all facing materials including the terracotta coloured tiled cladding, fenestration and balustrades (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site or via high-resolution email photographs if site viewing is not possible). Samples of materials to be provided at a suitable size (e.g. 1x1m) and alongside all neighbouring materials;

d) A sample panel of the existing and proposed new facing brickwork demonstrating the proposed colour, texture, face-bond, mortar mix and pointing. Samples of materials to be provided at a suitable size (eg. 1x1m) and alongside all neighbouring materials.

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 of the London Borough of Camden Local Plan 2017.

- 5 Apart from those already detailed on the approved plans, no lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external facades of the building.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of Policy D1 of the London Borough of Camden Local Plan 2017.

- 6 The flat roof of the building that is not annotated as a roof terrace on the plans hereby approved shall be accessed for maintenance purpose only and shall not be used as additional roof terraces.

Reason: To safeguard the amenities of the future occupiers and adjoining neighbours in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 7 The roof terrace hereby permitted shall not be accessed outside the following times: Monday to Friday 08:00 to 18:00 and on Sundays and Bank Holidays.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of works on the new extension hereby approved, drawings (floor plans, elevations and sections) and data sheets showing the location, the degree of the pitch, the extent and predicted energy generation of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. A site-specific lifetime maintenance schedule for each system, including safe roof access arrangements, shall be provided. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of policy CC1 of the London Borough of Camden Local Plan 2017.

- 9 Secure and covered cycle storage areas for 2 long-stay and 1 short-stay cycle spaces shall be provided in accordance with the approved plan 2010/P/001. The approved short-stay cycle space on Early Mews shall be covered by a roof. The approved facilities shall be provided in their entirety prior to the first occupation of any of the new units and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate cycle parking facilities in accordance with the requirements of policy T1 of the London Borough of Camden Local Plan 2017.

- 10 All non-Road mobile Machinery (any mobile machine, item of transportable

industrial equipment, or vehicle - with or without bodywork) of net power between 37kW and 560kW used on the site for the entirety of the construction phase of the development hereby approved shall be required to meet Stage IIIB of EU Directive 97/68/EC. The site shall be registered on the NRMM register for the construction phase of the development.

Reason: To safeguard the amenities of the adjoining occupiers, the area generally and contribution of developments to the air quality of the borough in accordance with the requirements of policies A1, CC1 and CC4 of the London Borough of Camden Local Plan 2017.

- 11 The use of the roof as a terrace shall not commence until the solid balustrade, as shown on the approved drawings, has been constructed. The balustrade shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Land use: The building was occupied by the NHS Integrated Camden Alcohol Service. It is not clear when the NHS relocated from the building but it appears to have been occupied by Change, Grow, Live who are a social care and health charity that falls within Class E(e). The charity are due to vacate the building on 31st March 2023. The proposed office use would fall within Class E which falls within the authorised use of the building.

Approximately 113 sq. m of new office floor space would be created by the proposed extension. It would be considered to be of a suitable size and layout and would provide additional office employment to the area, in compliance with the requirements of policies E1 and E2 of the Camden Local Plan 2017

Principle of the extension: Early Mews is only accessible from Arlington Road through an undercroft which is normally gated. Views from Arlington Road into the mews are restricted by these physical elements. The application building is located at the end of Early Mews which has an informal mews-style character where the buildings are mainly single or two storey's in height. The proposal would add an additional storey at roof level resulting in a three storey building. The additional storey would be seen in the context of a 3 storey extension to the rear of nos. 229 to 233 Camden High Street which covers the entire footprint of the rear back garden area. Given the application site's location at the end of the mews, the fact that it steps up from the neighbouring two storey building, and its height within the context of the taller neighbouring property fronting Camden High Street, the additional storey is considered acceptable here.

Scale and mass: The proposed extension includes modest sized cut-outs on 3 of the 4 corners from the existing elevations of the building and a semi-circular

cut-out at the front. The cut out sections would help to reduce the scale and mass of the extension when viewed from the mews. Although this would result in a somewhat unusual roof form, it does introduce a simple modern design that is acceptable to the more traditional mews style building. The form together with the terracotta coloured tiled cladding would allow the extension to be read as a contemporary addition to an older building which would be considered an acceptable approach here. A condition would be attached securing the details of all new facing materials to ensure they are appropriate in colour (tone), texture and finish.

The proposal would include the raising of the front parapet wall by 0.3m to allow the first window openings to be increased in height. As no detailed sections of the brickwork and information on how this would be carefully matched into the existing building fabric have been submitted a condition would be attached to ensure that this is undertaken sensitively using appropriate materials.

The stair enclosure at fourth floor level would be modest in height measuring 1.1m above the new third floor extension and would be 2.9m in length. It would be set back from the front elevation by 3.5m and would only be visible from private views from the neighbouring windows of properties along Inverness Street 15m away and the upper floors of Arlington House over 8m away. Access from the stair enclosure to the roof area would be provided through an openable skylight that takes the form of a window opening. Given the modest size and height of the stair enclosure, together with its location towards the rear part of the roof, it would not add additional harmful bulk to the proposed extension and would be considered acceptable.

2 Reasons for granting permission (continued) -

Initially there were concerns about the use of glass as a material for the new balustrade as it is not a traditional material and can appear somewhat at odds with the original brick building. The drawings have been revised to show a solid opaque balustrade that would measure 1.1m in height and would be set back from the front, side and rear elevations by 1.2m, 1.6m and 1.4m respectively. Views of the balustrade from any public vantage point would be very limited. The solid opaque balustrade, in terms of appearance in the context of the main building, would be considered acceptable here. A condition would be attached seeking detailed drawings and samples of the balustrade to be submitted.

Solar photovoltaic (PV) panels would be sited on the top of the roof (12 in total). They would be mainly screened from public vantage points by the small upstand on the front and rear elevations of the new extension. A condition would be attached requiring the submission of detailed plans showing the location and extent of photovoltaic cells including the degree of the pitch of the PV's that would be installed on the roof.

The alterations to the front elevation including the replacement of the roller shutter doors with new entrance doors and increases to the height of the window openings at first floor level would continue to retain the uniformity of

the front façade and would not harm the overall appearance of the building. The materials of the new windows would be timber and powder coated metal windows. A condition would be attached requiring details of the new windows and doors to be submitted (including specific materials for each window). As part of the proposed works the existing air conditioning units at first floor level on the front elevation and external security bars would be removed and the industrial roller shutter would be replaced with timber and powder coated metal windows. These works are all welcomed, improving the appearance of the front elevation by reinstating original features and decluttering the front facade.

Access: The existing building does not include a lift so the first floor is currently inaccessible to wheelchair users or people with special ambulant requirements. The proposed works would include the installation of a hydraulic lift and alterations to the front entrance doors to provide step-free access.

The Council's Designing Out Crime officer raised no objections to the proposal and included recommendations that should be made to improve the security of the building including security rated windows and doors and LED dawn to dusk lighting. An informative would be attached advising the applicant to contact the Designing Out Crime officer to discuss these recommendations.

Amenity: A daylight and sunlight assessment has been submitted in support of the application which demonstrates that the Vertical Sky Component (VSC) levels would fall within acceptable BRE levels and would be considered acceptable. Due to the separation distances between the application site and the neighbouring buildings, the proposed extension would not harm the amenity of the neighbouring residential occupiers in terms of loss of outlook and would be considered acceptable.

3 Reasons for granting permission (continued) -

The proposed roof terrace would be sufficiently set away from the front and rear elevations and would not afford any direct views into the upper floor windows of the neighbouring properties. In order to ensure that there would be no additional overlooking from areas of the flat roof that are not identified as roof terraces, a condition would be attached requiring all other areas of the flat roof to be access for maintenance purposes only. The balustrade that would enclose the terrace would be solid and opaque which would help to minimise any potential sense of loss of privacy to residents using their rear gardens along Inverness Street. One objection has been received from a local resident about the roof terrace and possible noise pollution that could have a negative impact on the surrounding community. The use of the roof terrace would be restricted to the opening hours of the office use (Monday to Friday 08:00 to 18:00) ensuring that the roof terrace would not be used during the quieter times (evening and weekends) and would not harm the amenity of neighbouring occupiers in terms of possible noise generation.

Sustainability: The ground and first floor of the building would be retrofitted to upgrade the thermal performance of the building which is welcomed. New PV solar panels would be installed on the flat roof. The proposed PV system would allow a reduction in regulated CO2 emissions. A condition would require details including the location and extent of photovoltaic cells to be installed on

the building.

Transport: For the additional office floor space, 2 long-stay and 1 short-stay cycle spaces would be required by policy. T1 The development would provide 2 long-stay cycle spaces within the ground floor of the building and 1 short-stay space would be added to the existing cycle parking storage area on Early Mews subject to agreement with the highways authority of Early Mews which is a private road. The cycle parking spaces would be secured by condition.

Due to the site constraints and sensitive location of the site, a CMP would be secured to minimize the impact on the highway infrastructure and neighbouring community. A CMP Implementation Support contribution of £3,920 and a Construction Impact Bond of £7,500 would be secured by section 106 legal agreement.

One objection has been received prior to making this decision as already addressed in the informative. 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 E1, E2, A1, A4, C5, C6, CC1, CC2, CC4, D1, T1, T4 and DM1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 4 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.
- 5 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).
- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 7 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.

- 8 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.
- 9 You are advised to consult with the Designing Out Crime Office of the Metropolitan Police to ensure adequate security and safety measures are provided as part of the development hereby approved.

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-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