

Application ref: 2023/2750/P
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Date: 2 October 2023

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

AK-Studios
5 Lambarde Road
Sevenoaks
TN13 3HR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**4 St Paul's Mews
London
NW1 9TZ**

Proposal:

Replacement of rear facade steel doors/windows with aluminium doors/windows.
Drawing Nos: PL001 Site Location Plan, PL003 Existing Drawing, PL004 Proposed Drawing rev A, The Conservation Range Casement Window System (45mm Frame) No-Leg Profile THWC/03/04 rev 3 4, Smart Architectural Aluminium: Expand your horizon brochure, Heritage Statement by AK Studios Architects.

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: PL001 Site Location Plan, PL003 Existing Drawing,

PL004 Proposed Drawing rev A, The Conservation Range Casement Window System (45mm Frame) No-Leg Profile THWC/03/04 rev 3 4, Smart Architectural Aluminium: Expand your horizon brochure, Heritage Statement by AK Studios Architects.

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 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The host property relates to a three-storey terraced dwelling within a long, postwar terrace north of the Maiden Lane estate, on St Paul's Mews. It is located within the Camden Square Conservation Area (CA); and is considered to make a positive contribution to the character and appearance of the CA.

The conservation area appraisal highlights the erosion of original details as a problem within the conservation area and their importance in terms of the protection and preservation of the local character. Although there is great variety along the terrace in terms of style and material of window/door, despite not necessarily being completely across the façade, the industrial-style fenestration is noted at the neighbouring properties (Nos 3, 4, 5 and 6). The upper floors of the rear façade are visible from the pedestrian walkway, Rosebank Walk linking St Paul's Crescent to Maiden Lane, subject to foliage cover.

The proposal seeks to replace all the existing rear façade doors and windows with new units to improve the energy efficiency of the property. The first and second floor windows/doors would be near identical to the existing in terms of their frames, proportions and appearance and would fit into the existing structural openings. The second-floor windows would allow for ventilation but would not be fully openable as they are now. The original balustrade, although no longer necessary, would be reinstated to be in keeping with those on adjacent properties and therefore the strong character and style of the fenestration would be maintained. The external spiral staircase linking the ground and first floors would be retained as is.

The ground floor doors would be replaced with aluminium glazed doors opening up to the rear garden. Although they would be modern in style they would remain the same size with no change to the existing structural opening necessary. The proposed ground floor fenestration is considered acceptable as it would not be visible from anywhere in the public realm.

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.

Due to the nature of the proposal, the replacement of existing windows and doors within the existing structural openings, there is not considered to be any change in terms of overlooking or privacy to nearby properties. Overall, the proposal would not result in any negative amenity impacts in terms of loss of light, privacy or outlook.

No objections were received, and the planning history of the site has been taken into account when coming to this decision.

As such, the proposal is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2023.

- 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 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).
- 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