

Application ref: 2023/3720/P
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Date: 21 December 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

Crawford and Gray Architects Ltd
7
Marylebone Lane
London
W1U 1DB

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
48 Mornington Terrace
London
NW1 7RT

Proposal: Various alterations to rectify planning breaches, including: reinstatement of original features, demolition and replacement of existing rear extension, and replacement of existing windows.

Supporting documents: Combined Planning, Heritage, and Design & Access Statement (prepared by Crawford and Gray Architects, dated September 2023); Heritage Statement (prepared by Heritage & Planning Limited, dated September 2023); 516.PH.101; 516.P101; 516.P102; 516.P103; 516.P104; 516.P105.

Drawings: 516.L101; 516.S101; 516.S102; 516.S103; 516.S104; 516.101_A; 516.102_A; 516.103_A; 516.104_A.

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: 516.L101; 516.S101; 516.S102; 516.S103; 516.S104; 516.101_A; 516.102_A; 516.103_A; 516.104_A.

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:

The application site is a Grade II listed building located in the Camden Town Conservation Area. The property dates from the 19th century and is located mid-terrace. The proposal involves making good and rectifying various planning breaches resulting from unlawful works carried out by a previous owner, notably the replacement of the existing rear extension.

Permission was previously granted in 2014 for a lower ground level extension to the rear of the house, under permissions 2013/6592/P and 2013/6742/L. The extension that was built following this did not comply with that permission, and this application seeks to remove the unlawful extension and erect the originally permitted extension.

The proposed extension would be modest and subordinate to the host building in size and form and would be constructed in matching materials including London stock brickwork and painted timber. The extension would have a depth of 8m from the rear elevation, matching the previously approved extension in 2014 and aligning with the building line of rear extensions within this terrace. The location of the proposed extension is such that it has very limited visibility from public views due to the building's mid-terrace position, so there is very little visual impact. The flat roof would match many of the existing rear extensions forming part of this terrace of buildings. The replacement of the existing extension would not result in the loss of historic fabric and would read as an appropriate addition to the existing house. There would be one rooflight to the flat roof of the extension, which would be low profile and behind the parapet wall of the extension. As such, the design, scale, siting, and materiality of the proposed extension would not harm the character and appearance of the subject property, the listed building, and the wider conservation area.

The proposal also involves a number of works to reinstate the property to a lawful condition following the aforementioned breaches. These include the reinstatement of timber single-glazed sash windows with slender glazing bars to match the original windows, as well as the return of the original window

proportions of the lower ground window to the front elevation. The lower ground floor was also previously unlawfully used as office space, and this application would return the entire property to residential use. The proposed reinstatement works are considered appropriate and acceptable to address the planning breaches and return the property to a lawful condition commensurate with its significance as a designated heritage asset.

The proposed works would not have any negative amenity impacts on neighbouring properties. The orientation, scale, and position of the proposed extension would not result in any significant impacts on daylight and sunlight, and no new opportunities for overlooking would be created by the proposed works, so there would be no significant or harmful loss of privacy resulting from the development.

There were no objections received prior to making this decision. The site's planning history has been taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing the character or appearance of the conservation area and preserving the listed building, its setting and its features of special architectural or historic interest, under s.66 and s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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

- 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 2023.

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