

Application ref: 2023/4962/P
Contact: Daren Zuk
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Date: 28 January 2024

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Lisa Shell Architects Ltd
Unit EG2
Norway Wharf
24 Hertford Road
London
N1 5QT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
2 Warren Mews
London
W1T 6AL

Proposal:

Alternations to ground floor fenestration comprising replacement of garage doors with doors and a window. Installation of PV solar panels on roof.

Drawing Nos: WRN/SP/001, WRN/SU/001/F, WRN/SU/002/F, WRN/SU/003/D, WRN/SU/004/D, WRN/SU/101/E, WRN/SU/201/D, WRN/SU/202/B, WRN/GA/001/C, WRN/GA/002/C, WRN/GA/003/C, WRN/GA/004/C, WRN/GA/101/C, WRN/GA/201/C, WRN/GA/202/C, Covering Letter, Design and Access Statement

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:

WRN/SP/001, WRN/SU/001/F, WRN/SU/002/F, WRN/SU/003/D, WRN/SU/004/D, WRN/SU/101/E, WRN/SU/201/D, WRN/SU/202/B, WRN/GA/001/C, WRN/GA/002/C, WRN/GA/003/C, WRN/GA/004/C, WRN/GA/101/C, WRN/GA/201/C, WRN/GA/202/C, Covering Letter, Design and Access Statement

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 existing bifold garage doors will be replaced with a new timber framed window of a matching size and design to those at levels above, as well as matching brickwork where infilling is required. This is considered acceptable as it has been demonstrated the bifold garage door is a 20th century alteration and is not integral to the character or design of the host building; and also the proposed arrangement reflects the original fenestration. Other alterations to the front facade including a new timber framed door to match those on upper floors, addition of historic window and door lintels, refurbishment of the existing joinery and facade, and reglazing the existing windows with fineo vacuum glass. Overall, the front facade alterations are considered to enhance the character and setting of the historic building and wider Conservation Area.

At the rear, the existing pitched patent glazing roof will be replaced with a pitched insulated roof, with two obscure glazed conservation style rooflights. This minor alteration will not be visible from the public realm, nor will it affect the character and setting of the historic building or Conservation Area and is therefore considered acceptable.

PV solar panels are proposed on the main flat roof, positioned at an angle behind the existing parapet which will completely obscure them from public views. Due to their location and limited visibility from the public realm, a condition requiring the submission of further details is not required.

Due to the scale and scope of the proposed works, they would not cause any adverse impacts on the amenity of adjoining or nearby residential occupiers in terms of loss of light, outlook or privacy.

No letters objecting to the proposal were received following statutory

consultation. The planning history of the site has been taken into account when coming to this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Fitzroy Square 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.

As such, the proposed development 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 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-planning-decision.](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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer