

Application ref: 2023/4926/P
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Date: 29 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

totemstudio London
2 Alexander Street
London
W2 5NT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

15 Warren Mews
London
W1T 6AZ

Proposal:

Proposed alterations to front facade including relocation of front entrance door and creation of large glazed window.

Drawing Nos: S001 P2, S002 P2, S003 P2, S004 P2, S101 P2, S102 P2, S103 P2, S201 P2, S202 P2, A001 P2, A002 P2, A003b P2, A004 P2, A101 P2, A102 P2, A103 P2, A201 P2, A202 P2, A203 P2, D001 P2, D101 P2, Location Plan, Block Plan, 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:

S001 P2, S002 P2, S003 P2, S004 P2, S101 P2, S102 P2, S103 P2, S201 P2, S202 P2, A001 P2, A002 P2, A003b P2, A004 P2, A101 P2, A102 P2, A103 P2, A201 P2, A202 P2, A203 P2, D001 P2, D101 P2, Location Plan, Block Plan, 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 site is currently in use as Class E offices. A new business is proposed to locate within the building, specifically an optometrist office with retail element. As this new business would fall within Class E, which includes health services and retail, no change of use is required.

Along the front facade two existing ground floor windows are proposed to be replaced with a large metal framed glazed casement door, which is considered an appropriate alteration for the context of a mews and will not harm the character or appearance of the host building or wider Conservation Area. The existing external entrance door will be repositioned to align with the balcony and fenestration on the first floor, and a fixed metal canopy installed. These are considered minor alterations which will enhance the character of the host building.

A new non-illuminated projecting brass sign is proposed along the front facade and shown on the proposed drawings. However, it would require separate advertisement consent and would not form part of the assessment of this application. An informative has been attached to the decision notice advising the applicant of this.

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 CAAC raised no concern to the front facade works, but objected to the proposed signage. As noted above, the signage does not form part of the assessment of this application. 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.

- 5 You are advised that the proposed projecting sign shown on the approved plans requires separate advertisement consent under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

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.](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 centered on the page.

Daniel Pope
Chief Planning Officer