

Application ref: 2023/2928/P
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Date: 20 March 2024

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

NTA Planning LLP
46 James Street
London
W1U 1EZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:

2-4

Doughty Mews

London

Camden

WC1N 2PG

Proposal:

Erection of roof extension and front roof terraces for both the Egypt Exploration Society building and residential apartment. Alterations to fenestrations on ground and first floor including new window and door openings, new cycle stores and air vents and air source heat pumps

Drawing Nos: EES SB EX AL 010 LOCATION PLAN A3 P2 P2

EES SB EX AL 100 EXISTING GROUND FLOOR PLAN A3 P1 P1

EES SB EX AL 110 EXISTING FIRST FLOOR PLAN A3 P1 P1

EES SB EX AL 120 EXISTING LOFT PLAN A3 P1 P1

EES SB EX AL 130 EXISTING ROOF PLAN A3 P1 P1

EES SB EX AL 200 EXISTING SECTION AA A3 P1 P1

EES SB EX AL 300 EXISTING FRONT ELEVATION A3 P1 P1

EES SB EX AL 310 EXISTING REAR ELEVATION A3 P1 P1

EES SB DE AL 100 DEMOLITION GROUND FLOOR PLAN A3 P1

EES SB DE AL 110 DEMOLITION FIRST FLOOR PLAN A3 P1

EES SB DE AL 120 DEMOLITION LOFT PLAN A3 P1

EES SB DE AL 130 DEMOLITION ROOF PLAN A3 P1

EES SB DE AL 200 DEMOLITION SECTION AA A3 P1

EES SB DE AL 300 DEMOLITION FRONT ELEVATION A3 P1

EES SB DE AL 310 DEMOLITION REAR ELEVATION A3 P1
 EES SB PR AL 060 FIRE PLAN A3 P2
 EES SB PR AL 100 PROPOSED GROUND FLOOR PLAN A3 P10 P10
 EES SB PR AL 110 PROPOSED FIRST FLOOR PLAN A3 P9 P9
 EES SB PR AL 120 PROPOSED SECOND FLOOR PLAN A3 P13 P13
 EES SB PR AL 130 PROPOSED ROOF PLAN A3 P5 P5
 EES SB PR AL 200 PROPOSED SECTION AA A3 P6 P7
 EES SB PR AL 300 PROPOSED FRONT ELEVATION A3 P8 P8
 EES SB PR AL 310 PROPOSED REAR ELEVATION A3 P1 P1
 LBC 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:

EES SB EX AL 010 LOCATION PLAN A3 P2 P2
 EES SB EX AL 100 EXISTING GROUND FLOOR PLAN A3 P1 P1
 EES SB EX AL 110 EXISTING FIRST FLOOR PLAN A3 P1 P1
 EES SB EX AL 120 EXISTING LOFT PLAN A3 P1 P1
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 EES SB EX AL 200 EXISTING SECTION AA A3 P1 P1
 EES SB EX AL 300 EXISTING FRONT ELEVATION A3 P1 P1
 EES SB EX AL 310 EXISTING REAR ELEVATION A3 P1 P1
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 EES SB PR AL 300 PROPOSED FRONT ELEVATION A3 P8 P8
 EES SB PR AL 310 PROPOSED REAR ELEVATION A3 P1 P1
 LBC 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 policy D1 and D2 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 windows (including jambs, head and cill), ventilation grills and external doors;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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

- 5 If the two trees are removed, as consented under 2022/0419/T, two London Plane (*Platanus x acerifolia*) trees with a stem circumference of 14-16cm at 1m above the top of the root ball shall be planted in the rear garden of the property no less than 2 metres from any above ground structure and no less than two metres between each tree. The trees shall be planted between the next November and March that immediately follows the removal of the trees under 2022/0419/T, and the replacement trees shall be maintained in accordance with the standard set out in BS8545:2014.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 No development shall take place until full details of hard and soft landscaping on the roof terrace areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2f the London Borough of Camden Local Plan 2017.

- 8 The roof terrace which benefits the Egyptian Exploration Society hereby permitted shall not be carried out outside the following times

Mondays to Fridays - 9:00am to 8:00pm

Saturdays, Sundays and Bank Holidays - Closed

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 of the London Borough of Camden Local Plan 2017.

- 9 Prior to first occupation of the buildings, detailed plans showing the location and extent 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. 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 G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 10 The proposed rear windows, as shown on EES_SB_PR_AL_310 (P1) shall be obscure glazed. The glazing shall be permanently retained as such thereafter.

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

- 11 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 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 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.

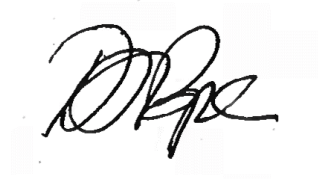
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

[https://www.gov.uk/appeal-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