

Application ref: 2024/1876/P
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Date: 3 July 2024

Development Management
Regeneration and Planning
London Borough of Camden
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London
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planning@camden.gov.uk

www.camden.gov.uk/planning

Montagu Evans LLP
70 St Mary Axe
London
EC3A 8BE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

13-15 John's Mews
London
WC1N 2PA

Proposal:

Erection of mansard roof extensions with front and rear dormers, rooflights, green roofs and solar panels. Fenestration alterations to front and rear elevations.

Drawing Nos: Location Plan A0200 rev P1, Existing Ground and First Floor Plans A_0600 rev P1, Existing Roof Plan A_0601 rev P1, Existing Front Elevation A_0700 rev P1, Existing Rear Elevation A_0701 rev P1, Existing Section AA A_0800 rev P1, Ground and First Floor Demolition Plans A_1400 rev P1, Roof Demolition Plan A_1401 rev P1, Front Elevation Demolition A_1500 rev P1, Rear Elevation Demolition A_1501 rev P1, Proposed Ground & First Floor Plan A_2000 rev P1, Proposed Second Floor and Roof Plan A_2001 rev P1, Proposed Front Elevation A_2100 rev P1, Proposed Rear Elevation A_2101 rev P1, Proposed Section AA A_2200 rev P1, Daylight and Sunlight Assessment dated February 2024 by T16 Design, Heritage Statement dated May 2024 by AHP, Design & Access Statement dated May 2024 by Studio Three, Energy Assessment dated 21/02/2024 by Eight Versa.

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: Location Plan A0200 rev P1, Existing Ground and First Floor Plans A_0600 rev P1, Existing Roof Plan A_0601 rev P1, Existing Front Elevation A_0700 rev P1, Existing Rear Elevation A_0701 rev P1, Existing Section AA A_0800 rev P1, Ground and First Floor Demolition Plans A_1400 rev P1, Roof Demolition Plan A_1401 rev P1, Front Elevation Demolition A_1500 rev P1, Rear Elevation Demolition A_1501 rev P1, Proposed Ground & First Floor Plan A_2000 rev P1, Proposed Second Floor and Roof Plan A_2001 rev P1, Proposed Front Elevation A_2100 rev P1, Proposed Rear Elevation A_2101 rev P1, Proposed Section AA A_2200 rev P1, Daylight and Sunlight Assessment dated February 2024 by T16 Design, Heritage Statement dated May 2024 by AHP, Design & Access Statement dated May 2024 by Studio Three, Energy Assessment dated 21/02/2024 by Eight Versa.

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 Prior to commencement of development, full details in respect of a green roof shall be submitted to and approved by the local planning authority. The details shall include:
 - i. a detailed scheme of maintenance
 - ii. a plan and section at a scale of 1:20 with manufacturers details demonstrating the construction and materials used
 - iii. full details of planting species and density

The green roof shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1 and A3 of the London Borough of Camden Local Plan 2017.

- 5 The fenestration changes to the rear facade hereby permitted do not permit use of the flat roof of the ground floor extension being used as a roof terrace, sitting out area or other amenity space.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 of the Camden Local Plan 2017.

Informative(s):

1 Reasons for granting permission.

The two buildings are situated in a group of terraced mews houses from Nos 11-23 which are identified as positive contributors in the Conservation Area. It is noted that the rest of these all have existing additional/mansard roof extensions. Whilst the buildings are not uniform in appearance they do have group value in terms of their parapet height, plot widths and mews character. The proposed mansards would provide consistency along the terrace and help to reunite the group of buildings. The properties to the rear, on John's Street, are Grade II Listed and therefore the form of the properties that front onto the mews to the rear contribute to their setting.

The upwards extension would mean the two one-bedroom units would become three-bedrooms units. The new bedrooms are considered to provide a good standard of accommodation.

It is noted that permission for mansard roof extensions at this address were granted previously under planning permissions 2017/4302/P dated 27 March 2019 and more recently 2021/0020/P dated 9 February 2022 and were similar in principle.

In terms of detailed design, both roof extensions would be clad in slate with a rooflight and would be flat-topped with green roofs and solar panels which is welcome in sustainability terms. A condition requiring the submission of details of the green roofs has been added to the permission. The solar panels would be raised and angled but would be set back on the roof and are not considered likely to be visible from the narrow street below. The roofs would be visible from inside the listed properties to the rear but the changes are considered minor in nature and would not to cause material harm to the setting of the listed buildings.

The front and the rear fenestration changes are appropriate in terms of their siting, scale, materiality and detailed design. New windows and doors would be double-glazed, timber framed and of a style appropriate to the mews character. Juliet balconies at first floor level would have a vertical metal railing appropriate to the conservation area.

There are no particular issues arising in regard to land contamination or tree protection. The application does not involve any change of use.

Overall, the proposal is acceptable in terms of siting, scale and detailed design. It is considered that the proposal would preserve the character and appearance of the host property, terrace and wider conservation area.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

In terms of neighbour amenity, although there would be new dormer windows at mansard level and fenestration changes at ground and first floor levels, the surrounding sight lines and relationship of mutual overlooking to nearby properties and gardens already exists and would not be unduly exacerbated by this extension. No material harmful impacts to neighbouring amenity are posed by the proposed works. A rooflight to each of the new mansards would face directly upwards rather than across to any nearby habitable rooms and therefore is not considered to introduce potential overlooking harm. There is no material concern in regard to loss of light, overlooking or outlook that rises in regard to the works proposed.

One objection has been received. The concerns raised have been taken into account and addressed in the supporting consultation summary. The application site's planning history and relevant appeal decisions were taken into account when coming to this decision.

The proposal is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal accords with the London Plan 2021; and the provisions of 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 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 5 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>.

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