

Application ref: 2024/2608/P
Contact: Elaine Quigley
Tel: 020 7974 5101
Email: Elaine.Quigley@camden.gov.uk
Date: 15 July 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

Cassion Castle Architects
10 Old Dairy Court
17 Crouch Hill
London
N4 4AP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Grant of Non-Material Amendments to planning permission

Address:
7-8 Early Mews
London
NW1 7HG

Proposal: Amendments including changes to condition 2 (approved plans), change to the material of the railing system at roof level and associated rewording of condition 11 (roof terrace balustrade), updated glazing design within the central curved terrace on the 2nd floor and changes to positioning of ground floor door and window on the front elevation as changes to planning permission (ref 2022/1267/P) dated 09/08/2023 for Erection of a single storey extension at roof level, raising of the front parapet wall of the existing building, replacement and enlargement of windows on the front elevation, creation of a roof terrace and associated balustrade, roof access enclosure and solar panels in association with the existing office use (Class E(g)(i)).

Drawing Nos: Superseded plans:
P/100 rev A; P/300 rev A.

Proposed plans:
P/100 rev B; P/300 rev B.

The Council has considered your application and confirms that the proposals are acceptable as non-material amendments to the planning permission set out above.

For the purposes of this decision, condition no. 2 of planning permission 2022/1267/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the following approved plans-

2010/E/001; 2010/E/010; 2010/E/020; 2010/E/030; 2010/E/031; 2010/E/032; 2010/P/001; 2010/P/100 rev B; 2010/P/102; 2010/P/200 rev A; 2010/P/300 rev B; 2010/P/301 rev A; 2010/P/302 rev A; 2010/P/303; Daylight and sunlight report (Neighbouring Properties) prepared by Right of Light Consulting dated 13/04/2022.

Reason: For the avoidance of doubt and in the interest of proper planning.

For the purposes of this decision, condition no. 11 of planning permission 2022/1267/P shall be replaced with the following condition:

REPLACEMENT CONDITION 11

The use of the roof as a terrace shall not commence until the balustrade, as shown on the approved drawings, has been constructed. The balustrade shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

1 Reason for granting approval-

The wording of condition 11 requires details of a "solid" balustrade to be constructed to enclose the approved roof terrace. The approved balustrade measures 1.1m in height as the windows of the neighbouring properties are approx. 18m away. The applicant has advised that 1.1m high steel railings would now be installed with planters behind. The location of the balustrade would remain unchanged. The change from a 1.1m high solid balustrade to 1.1m high railings together with planters would continue to ensure that no harmful views of the neighbouring gardens could be gained from the roof terrace. The changes are considered to have minimal impact on the elevations of the building.

The approved glazing design on the northern front elevation of the building includes 2 sets of full height glazed double door openings behind the central curved terrace within the approved extension at 2nd floor level. It is proposed to include 2 additional sets of double doors behind the central curved terrace resulting in a total of 4 sets of double doors. This change would not affect the overall appearance or character of the building and would not result in additional harm to the amenity of the adjoining properties particularly Arlington House that lies directly opposite the site.

At ground floor level the approved northern front elevation includes 2 sets of door openings and a window which include 6 over 6 sash windows. It is proposed to change the fenestration arrangement to 1 door opening and 2 windows. These changes would have a minimal impact on this elevation of the building.

Individually and cumulatively, the changes are relatively minor compared to the development as a whole.

The full impact of the scheme has already been assessed by virtue of the previous planning permission. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of its appearance, impact on streetscene or impact on neighbour amenities. It is considered that the changes are relatively minor in the context of the approved scheme and can therefore be regarded as a non-material variation of the approved scheme.

As such, the proposed development is in general accordance with policies E1, E2, A1, A4, C5, C6, CC1, CC2, CC4, D1, T1, T4 and DM1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2023.

- 2 You are advised that this decision relates only to the amendment to condition 2 and condition 11 and shall only be read in the context of the substantive permission granted on 09/08/2023 under reference number 2022/1267/P and is bound by all the conditions and obligations attached to that permission.

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.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer

It's easy to make, pay for, track and comment on planning applications on line. Just go to www.camden.gov.uk/planning.