

Application ref: 2024/0310/P  
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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)

### **Approval of Details Granted**

Address:  
**7-8 Early Mews**  
**London**  
**NW1 7HG**

#### Proposal:

Details of windows (condition 4a), balustrades (condition 4b), front parapet brickwork (condition 4c), all facing materials (condition 4d) and sample panel (condition 4e) required to discharge condition 4 and PV panels required by Condition 8 for planning permission 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: P/100 rev A; P/300 rev B; Proposed Facing Materials 01 Revision A dated 30/04/2024; Proposed Facing Materials 02 Revision A dated 30/04/2024; Proposed Facing Materials 03 Revision A dated 30/04/2024; Existing brickwork Revision A dated 30/04/2024, Detail 1 Revision B dated 25/06/2024; Detail 2 Revision B dated 25/06/2024; Detail 3 Revision B dated 25/06/2024; Detail 4 Revision B dated 25/06/2024; Detail 5 Revision A dated 30/04/2024;.Photo Voltaic Panels - Location and reference image and REC Alpha Pure-R Series Product Specifications brochure produced by REC Group.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for granting approval of details:-

Condition 4 requires details of windows, new balustrades and all facing materials. Details of the new windows and doors (condition 4a), balustrade at roof level (condition 4b), the brickwork (condition 4c) and samples of the facing materials (condition 4d) has been submitted. The new replacement windows in the ground and first floor front elevation of the building would be Alitherm heritage aluminium framed windows and would set back from the front to include a shadow gap. The new second floor windows and doors in the new extension and the ground floor doors which would also be aluminium windows and bi-fold doors. This would be considered an acceptable material in this mews style building.

The front brickwork used to extend the parapet would partially brick up the existing ground floor door would be reclaimed yellow London stock brick and mortar finish to resemble the existing brickwork and mortar. On the rear elevation the new brickwork used to extend the parapet would be Stratford weathered yellow imperial brick with a mortar to finish the resemble the existing. The brick types would closely match the existing colour and finish of the London stock brick used to construct the original building and would be considered acceptable. The second floor roof extension would be constructed using red brick slips, flush pointed in horizontal stack bond with mortar in a matching tone. This would complement the existing London stock brickwork on the lower floors of the original building. Photos of samples of all the new facing brickwork have been submitted. As the condition did not specify that this should be onsite, the submitted information is considered sufficient to discharge condition 4(e).

Originally the balustrade that encloses the new roof terrace was shown to be solid with opaque panels at 1.1m in height. Permission was granted on 15/07/2024 for a non-material amendment to change the material of the balustrade from a solid material to railings (ref 2024/2608/P). The steel railings would be considered acceptable.

During the course of the application further samples of materials have been provided. The Conservation Officer has confirmed that the submitted drawings, documents and revised samples are sufficient to show that the appearance of the premises and the character of the immediate area would be safeguarded, and as such the details provided are considered acceptable and condition 4 can be discharged.

The submitted details propose to amend the number of PV panels to be provided on the main roof of the office building and thereby re-discharge condition 8.

The details now propose 8 panels rather than 12. They would be set further in from the rear elevation to improve access for maintenance purposes. Although the reduction in the number is regrettable, there are currently no PV's on the roof. The data sheets include details of the energy generation which is

expected to be 2700 kWh/year. Overall, the proposed alteration to the layout of the rooftop PV's and associated details would be considered satisfactory and are sufficient to discharge condition 8.

The full impact of the scheme has already been assessed.

No third party comments were received during consideration of the application.

As such, the submitted details would be in general accordance with the requirements of policies D1, CC1 and CC2 of the Camden Local Plan 2017.

- 2 You are advised that all conditions relating to planning permission granted on 09/08/2023 (ref 2022/1267/P) which need details to be submitted, have been approved.

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:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

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