

Application ref: 2024/1146/P
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Date: 19 August 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

Turley
Brownlow Yard
12 Roger Street
London
WC1N 2JU

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 1
3 Cambridge Gate
London
NW1 4JX

Proposal:

External alterations, including demolition and replacement of existing 'link' structure and installation of skylight to mews building; and associated works.

Drawing Nos: Plans: 00_00, 04; 00_01, 01; 01_01, 02; 01_02, 03; 01_03, 00; 01_11, 00; 01_12, 00; 06_01, 02; 06_02, 01; 07_01, 00; 07_02, 00; 11_01, 03; 11_02, 03; 11_01, 02; 12_01, 02; 12_02, 02; 16_01, 02; 16_02, 02; 17_01, 00; 17_02, 02;

Supporting information: Design & Access Statement prepared by Wendover Studio, July 2024; Planning Statement prepared by Turley, May 2024; Heritage Statement prepared by Turley, May 2024

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:

00_00, 04; 00_01, 01; 01_01, 02; 01_02, 03; 01_03, 00; 01_11, 00; 01_12, 00; 06_01, 02; 06_02, 01; 07_01, 00; 07_02, 00; 11_01, 03; 11_02, 03; 11_01, 02; 12_01, 02; 12_02, 02; 16_01, 02; 16_02, 02; 17_01, 00; 17_02, 02;

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 proposal involves external alterations to the existing terrace and mews buildings; namely the demolition and replacement of the existing glazed link structure at the ground floor along with the installation of a skylight to the mews building.

The existing link structure is of modern construction and not an original feature or of the period of the original mews building. As such there would be no loss of original or historic fabric.

The footprint of the proposed link structure would be larger when compared to the existing structure; however, the enlarged structure is considered to maintain subservience to the mews building and main house. The setback detail around the cantered bay allows this feature to remain legible, with a similar arrangement approved at No. 5 (Flat 2), under planning permission ref. 2022/3835/P and listed building consent ref. 2022/4853/L (both dated 28/02/2023).

The courtyard elevation would be constructed with bath stone cladding and a more contemporary fenestration such that the link retains clear delineation from the historic building while also maintaining a cohesive material palette.

Regarding the proposed rooflight to the mews building, this would be located in the flat portion of the roof plan that was rebuilt and would not cut into the original arched vaulted ceiling. As such, the rooflight would not adversely impact on the character of the building or wider Regent's Park Conservation Area.

Overall, the works would adequately maintain the character and appearance of the Regent's Park Conservation Area.

Given the nature and scale of the works, the proposal is not anticipated to give rise to any new impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.

The CAAC initially objected to the proposal but has since withdrawn their objection following revisions to the scheme. No further objections have been received following statutory consultation. The site's history has been taken into account prior to making this decision.

Special regard has been attached to the desirability of preserving the listed building, its setting and its features of special architectural or historic interest, and the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.66 and 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 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.
- 4 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.
- 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 2023.

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