

Application ref: 2024/2451/P
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Date: 28 August 2024

Development Management
Regeneration and Planning
London Borough of Camden
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Neat Studio
21 Springfield House
5 Tyssen Street
London
E8 2LY
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
12 Stephen Mews
London
W1T 1AH

Proposal:
Erection of a single storey extension and roof terrace to replace the existing plant housing at roof level. Reconfiguration of front entrance.

Drawing Nos:
Design and Access Statement (prepared by Neat, dated April 2024); 500/A/31 Rev A; 1250/A/31 Rev A; 50/A/01 Rev A; 50/A/02 Rev A; 50/A/03 Rev A; 50/A/04 Rev A; 50/A/05 Rev A; 50/A/06 Rev A; 50/A/07 Rev A; 50/A/08 Rev A; 50/A/09 Rev A; 25/A/09 Rev B; 50/A/11 Rev A; 50/A/32 Rev A; 50/A/34 Rev A; 50/A/37 Rev A; 50/A/38 Rev A; 50/A/51 Rev A; 50/A/52 Rev A; 50/A/53 Rev B; 50/A/54 Rev B.

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:

Design and Access Statement (prepared by Neat, dated April 2024); 500/A/31 Rev A; 1250/A/31 Rev A; 50/A/01 Rev A; 50/A/02 Rev A; 50/A/03 Rev A; 50/A/04 Rev A; 50/A/05 Rev A; 50/A/06 Rev A; 50/A/07 Rev A; 50/A/08 Rev A; 50/A/09 Rev A; 25/A/09 Rev B; 50/A/11 Rev A; 50/A/32 Rev A; 50/A/34 Rev A; 50/A/37 Rev A; 50/A/38 Rev A; 50/A/51 Rev A; 50/A/52 Rev A; 50/A/53 Rev B; 50/A/54 Rev B.

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.

- 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 of the balustrading to the roof terraces at fourth floor level;

b) Manufacturer's specification details of all facing materials including to the roof extension (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 Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 5 The roof terraces hereby approved shall be used as outdoor amenity terraces for the occupants of the host building only and between the hours of 07:00 and 20:00 on Mondays to Fridays only.

Reason: To protect the amenities of neighbouring premises in accordance with the requirements of Policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The application relates to an existing office building on the north side of Stephen Mews, which is located within the Charlotte Street conservation area but is not listed, nor is it considered to positively contribute to the conservation area. It is proposed to erect a single storey extension to the roof level, install roof terraces to the front and rear, and reconfigure the front entrance.

The proposed roof extension would replace the existing plant room at roof level, and would provide additional office space. The roof extension would be set back slightly from the front and rear, allowing for the creation of roof terraces and resulting in a less imposing and dominant addition. The extension would be constructed with an insulated render, with specification details such as colour secured by condition to ensure that the extension would preserve the appearance of the conservation area. The extension would include a modest amount of glazing to the front and rear, which would be appropriately sized to respect the existing building. Due to its set back position, the visual impact of the extension would be acceptable, particularly in the context of the adjacent commercial building, which the proposed roof extension would still sit below. To the ground floor, it is proposed to refurbish the existing entrance by removing the existing shutter and repositioning the entrance door so that it is flush with the front elevation and opens inwards. Overall, the external works would be appropriate additions that would respect the commercial and industrial nature of the street, as well as preserve the character and appearance of the host building and wider conservation area.

The proposal would preserve the character and appearance of the conservation area overall. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

Due to the set-back design of the extension and the modest massing, it is not expected that the proposal would result in significant impacts to daylight or sunlight. The footprint of the extension is reasonably modest, and would only add 32.4 sqm of internal floorspace to the building. The building is also located at the western end of Stephen Mews, where buildings are notably taller. As such, the small addition would not be considered to result in an unacceptable overbearing impact or significantly negatively impact outlook. It is not expected that the works would result in any additional opportunities for overlooking. To protect the amenity of nearby occupiers, the use of the proposed terrace areas is restricted to between the hours of 07:00 and 20:00 Monday to Friday, which is secured by condition.

It should be noted that, although potential locations for air source heat pumps (ASHPs) are shown on the roof terraces, these are not included as part of the proposal, which the applicant has confirmed. Should ASHPs be proposed at a later point, these would need to be applied for as part of a separate application, and would need to be accompanied by a noise impact assessment.

No objections were received prior to the determination of this application, and the planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with Policies A1,

A4, D1, and D2 of the London Borough of Camden Local Plan 2017. The development would also accord with the National Planning Policy Framework 2023 and the London Plan 2021.

- 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 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.

- 5 The applicant is reminded that this permission does not consent the installation of any air source heat pumps. Any proposal to introduce air source heat pumps would require a separate grant of planning permission, and any application would need to be accompanied by a noise impact assessment to demonstrate an acceptable impact on amenity.

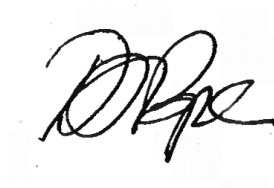
In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2023.

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 'DP', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer