

Application ref: 2025/1060/P
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Date: 6 May 2025

Development Management
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Mountford Pigott LLP
50
Kingston Road
New Malden
KT3 3LZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
4 Charlotte Mews
London
Camden
W1T 4EA

Proposal:

Extension of existing mansard roof extension and raising of party walls to create a roof terrace.

Drawing Nos: 2501-MP-DR-X002-P03, 2501-MP-DR-X003-P03, 2501-MP-DR-X004-P03, 2501-MP-DR-X005-P03, 2501-MP-DR-X006-P03, 2501-MP-DR-X010-P05, 2501-MP-DR-X011-P03, 2501-MP-DR-X012-P03, 2501-MP-DR-X013-P02, 2501-MP-DR-X014-P03, 2501-MP-DR-X015-P03, 2501-MP-DR-P001-P02, 2501-MP-DR-P002-P02, 2501-MP-DR-P003-P03, 2501-MP-DR-P004-P02, 2501-MP-DR-P005-P02, 2501-MP-DR-P006-P02, 2501-MP-DR-X001-P01, Heritage Assessment prepared by GJHP (dated 6th March 2025), Design and Access Statement prepared by Mountford Pigott (dated March 2025), Covering Letter prepared by Mountford Pigott (dated 10th March 2025).

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:

2501-MP-DR-X002-P03, 2501-MP-DR-X003-P03, 2501-MP-DR-X004-P03, 2501-MP-DR-X005-P03, 2501-MP-DR-X006-P03, 2501-MP-DR-X010-P05, 2501-MP-DR-X011-P03, 2501-MP-DR-X012-P03, 2501-MP-DR-X013-P02, 2501-MP-DR-X014-P03, 2501-MP-DR-X015-P03, 2501-MP-DR-P001-P02, 2501-MP-DR-P002-P02, 2501-MP-DR-P003-P03, 2501-MP-DR-P004-P02, 2501-MP-DR-P005-P02, 2501-MP-DR-P006-P02, 2501-MP-DR-X001-P01, Heritage Assessment prepared by GJHP (dated 6th March 2025), Design and Access Statement prepared by Mountford Pigott (dated March 2025), Covering Letter prepared by Mountford Pigott (dated 10th March 2025).

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:

Planning permission is sought for the extension of the existing mansard roof extension and raising of the party walls to create a roof terrace. The site is within the Charlotte Street Conservation Area. The proposal is associated with a previous pre-application (ref 2024/5040/PRE).

The proposal would raise the party walls on the sides by approximately 1.3m and an increase of the height of the mansard roof extension to the front and rear elevations at a shallower angle to conceal the roof terrace. As such the development would result in a higher overall height of the host building.

Given the varied roofscape and built form within the Mews, and taller surrounding developments, the proposed modest raise in the parapet height and mansard is not considered to cause detrimental impact on the appearance and character of the host building, the surrounding street and the wider Conservation Area. The visual impact of the development is considered minor and although the raised wall heights may be visible in private views the impact on the wider area is limited and the character of the Conservation Area will be preserved. It is also noted that the roof terrace itself would be largely screened as it would be enclosed and contained by the extended mansard and raised

party walls.

The proposed access flat glazed access hatch is minimal and acceptable in terms of scale. The proposed materials include slates with lead flashing for the front and rear mansard extension, and brick party walls to match the existing materials. A steel balustrade, composite board decking and planters are also proposed within the largely concealed terrace. The proposed materials and features are considered to be sympathetic to the appearance and character of the host building and the surrounding development.

It is noted that there are several listed buildings nearby, (72 Charlotte Street and 24-30 Tottenham Street). Due to the nature of the proposal, it is not considered to have any impact on the setting or significance of these listed buildings.

In terms of daylight and sunlight, the impact on neighbouring properties is considered to be minimal and therefore acceptable. No. 3 is unlikely to experience overshadowing due to the orientation and lack of facing windows and no. 5 would not be impacted as it sits at a lower height. The properties to the rear, on Charlotte Street, are unlikely to be impacted as the proposed terrace sits at a comparable height and is sufficiently separated by approximately 13.5 metres. Other neighbouring properties have existing rear balconies on Charlotte Street. There is already an existing degree of mutual overlooking, and the level of overlooking to the upper floor flats on Charlotte Street would not be significantly worsened by the proposed roof terrace. Furthermore, the terrace has been designed to minimise overlooking through its contained positioning within the extended mansard and raised walls. Additionally, planters are proposed which will provide acoustic screening. Given the small scale of the terrace and its use by a single household, it is not considered that the development would result in any significant disturbance.

On this basis proposal would not result in undue harm to the residential amenity of the neighbouring properties in terms of loss of daylight, sunlight, outlook or privacy.

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

The proposal would preserve the character and appearance of the Conservation Area overall and the setting of the nearby listed buildings. The council has had special regard to the desirability of preserving the character and appearance of the Conservation Area.

The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017, as well as the London Plan 2021 and the National Planning Policy Framework 2024.

- 3 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).

- 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.

- 6 The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 is that planning permission granted for the development of land in England is deemed to have been granted subject to the condition ("the biodiversity gain condition") that development may not begin unless:
 - (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
 - (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available this permission will not require the approval of a BGP before development because it is a householder application.

Summary of statutory exemptions for biodiversity gain condition:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was

made or granted before 12 February 2024.

4. The permission is exempt because:

- It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
- It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
- The application is a Householder Application.
- It is for development of a "Biodiversity Gain Site".
- It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
- It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

7 Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

The effect of section 73(2D) of the Town and Country Planning Act 1990:

If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.

Phased development:

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning


Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-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 positioned above a faint, light-grey rectangular stamp. The stamp contains the text 'Planning Department' and 'Planning Officer' in a small, sans-serif font.

Daniel Pope
Chief Planning Officer