

APPLICATION FOR A LAWFUL DEVELOPMENT CERTIFICATE
FOR AN EXISTING USE OF 13/14 A DOUGHTY MEWS LONDON
WC1N 2PG .

TOWN AND COUNTRY PLANNING ACT 1990 AS AMENDED
SECTION 191 1A . PLANNING AND COMPENSATION ACT 1991.
SECTION 10. TOWN AND COUNTRY USE CLASSES ORDER 1987.
AS AMENDED.

EXHIBITS 1 — 4

APPLICANTS

Mrs S.E. Watts
Seagull House
96 High Street
Old Town
Hastings
TN34 3ES

and

Mr Nicholas. C.E. Watts
13 – 14 A Doughty Mews
London



Camden

ENVIRONMENT

Development Control

Planning Services

London Borough of Camden

Town Hall

Argyle Street

London WC1H 8ND

Tel 0171 278 4444

Fax 0171 314 1975

Landers & Associates
(FAO John Francis)
Rapier House
40-46 Lambs Conduit Street
London
WC1N 3LJ

Application No: PS9804629

Case File:M15/12/24

7th September 1998

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure)

Order 1995

Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address :

13 & 14 Doughty Mews, WC1

Date of Application : 01/07/1998

Proposal :

Change of use from garage/car wash to a live work unit together with external alterations including the replacement of the existing steel doors with fenestration hardwood shutters,
as shown by drawing numbers 97218/006, 97218/005,
photographs and site plan.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.

Additional conditions:

- 1 The live/work unit hereby approved shall be occupied as a

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Tel 0171 278 4444

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single integrated unit and shall not be subdivided without the prior written consent of the Local Planning Authority.

- 2 The work element of the use hereby approved shall be a use which can be carried out without detriment to the amenity of the occupants of other units by reason of noise, vibration, smell, fumes, smoke, soot, ash, dust or grit.
- 3 That part of the site shown as 'work' on the approved drawings shall be used for work purposes and not for residential or parking purposes.
- 4 The shutters facing Doughty Mews shall be painted timber.
- 5 All new brickwork, and works for the making good of the retained fabric shall be finished to match the adjacent work with regard to the methods used and to material, colour, texture and profile.


Reasons for additional conditions:

- 1 In order to comply with the policy EC5 of the Draft Unitary Development Plan 1993 for Camden (as amended)
- 2 In order to safeguard the residential amenities of the units above the approved use and in the area generally.
- 3 In order to comply with the policy EC5 of the Draft Unitary Development Plan 1993 for Camden (as amended).
- 4 In order that the Council may be satisfied with the external appearance of the building.
- 5 To safeguard the appearance of the premises and the character of the immediate area.

This application was dealt with by Scott Bailey on 0171 278 4444 ext 2257.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

 TA

Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



**Development Control
Planning Services**

London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975

Landers & Associates
(Ref J.Francis/00167)
Rapier House
40-46 Lamb's conduit Street
London
WC1N 2LJ

Application No: PSX0104166/
Case File:M15/12/24

1st May 2001

Dear Sir(s)/Madam

DECISION

Town and Country Planning Act 1990
Town and Country Planning (General Development Procedure)
Order 1995
Town and Country Planning (Applications) Regulations 1988

PERMISSION FOR DEVELOPMENT - Subject to Conditions

Address : 13 Doughty Mews, WC1

Date of Application : 09/02/2001

Proposal :

Works of refurbishment and alteration including the demolition of the existing rear extension, formation of a Patio Garden the formation of a new access, in connection with the use of the existing ground floor live/work unit. As shown on drawing number 00167/01, 02c.

The Council has considered your application and decided to grant permission subject to the following conditions:

Standard condition:

The development hereby permitted must be begun not later than the expiration of five years from the date of this permission.

Standard Reason:

In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990.



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Additional conditions:

- 1 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 on the approved drawings.
- 2 The development shall be constructed in strict accordance with the drawings hereby approved or drawings, which are subsequently approved pursuant to conditions, which are attached to this planning permission.
- 3 No process shall be carried on or machinery installed which is not such as could be carried on or installed in any residential area without detriment to the amenity of that area by reason of noise, vibration, smell, fumes, smoke, soot, ash or grit.
- 4 That part of the site shown as 'work' on the approved drawings shall be used for work purposes and not for residential or parking purposes.

Reasons for additional conditions:

- 1-2 In order to protect the visual amenity of the area and in accordance to policies EN31 and EN21 of the London Borough of Camden Unitary Development Plan 2000.
- 3 To safeguard the amenities of the adjoining premises and the area generally and in accordance with DS6 of the London Borough of Camden Unitary Development Plan 2000.
- 4 In order to comply with policy EC3 of the London Borough of Camden Unitary Development Plan 2000.

Standard Informative:

You are advised that any references in this decision to specific policies in the adopted Unitary Development Plan are references to the policy numbers in the final published version of the Plan, dating from April 2nd 2001. The reference number is likely to be different from the reference number to the same policy in the published version of the Plan before that date.



**Development Control
Planning Services**


London Borough of Camden
Town Hall
Argyle Street
London WC1H 8ND

Tel 020 7278 4444
Fax 020 7974 1975

This application was dealt with by Habib Neshat on 020 7974 2627.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully


Environment Department

(Duly authorised by the Council to sign this document)

DecfplanWC/TPFU



INVESTOR IN PEOPLE

Director Mark Gilks BA(Hons), M.Soc.Sc., MRTPI

(3)

LANDERS AND ASSOCIATES

RAPIER HOUSE, 40-46 LAMBS CONDUIT STREET, LONDON WC1N 3LJ. TEL: 020 7831 6311 FAX: 020 7831 1826

Our Ref: JF/AW/00167

London Borough of Camden
Environmental Department
Development Control & Planning Services
Town Hall
Argyle Street
London
WC1H 8ND

28 June 2001

Dear Sirs,

**PLANNING APPLICATION FOR GROUND FLOOR
13 & 14 DOUGHTY MEWS, LONDON WC1**

As you are aware the Council have granted Planning Permission for two alternative Planning schemes for work at the above as follows :-

1. Approval dated 15 January 2001 Ref PSX 0005118/RI for the separation of 13 & 14 into a 1BR Flat and a B1 Commercial unit respectively together with the demolition of part of the rear extension and formation of patio garden.
2. Approval dated 1 May 2001 Ref PSX 0104166 for the demolition of part of the rear extension and formation of a patio garden but with 13 & 14 remaining as one combined live/work unit.

I am writing to advise that the Applicant, Mr & Mrs N Watts are implementing the second of these approvals for the demolition of part of the rear extension and part of the patio garden only but that no work will be undertaken for the present to separate the two parts of the property.

I would be grateful for your acknowledgement of this Notification to ensure that there is no uncertainty in the future about the steam that has been adopted.

Yours sincerely,

JOHN FRANCIS
FOR LANDERS & ASSOCIATES.

Copy: Mr & Mrs Watts.

Architecture, Building Surveying, Interior Design, Building Defects and Project Co-ordination

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