

Miss Joanna Eade
Joanna Eade Architects
7 Morton Mews
London
SW5 0TE

Application Ref: **2009/1571/P**
Please ask for: **Elaine Quigley**
Telephone: 020 7974 **5101**

27 May 2010

Dear Sir/Madam

DECISION

Town and Country Planning Acts 1990 (as amended)
Town and Country Planning (General Development Procedure) Order 1995
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:
37 John's Mews
London
WC1N 2NS

Proposal:

Additions and alterations to the existing building including erection of first and second floor rear extensions and terraces, excavation and extension of part of the rear garden to incorporate a sunken terrace to existing dwelling house (Class C3 use).

Drawing Nos: Site Location Plan; JHNA10 rev B; A11 rev B; A15 rev B; A20 rev B; A21 rev B; A110 rev D; A111 rev E; A112 rev E; A115 rev E; A116 rev E; A120 rev E; A121 rev E; A150 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 A sample panel of all elevation materials including brickwork, roof, glazing, window details and railings shall be provided on site and approved by the Council before the relevant parts of the works are commenced and the development shall be carried out in accordance with the approval given. The sample panel shall be retained on site until the work has been completed.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies B1 (General design principles), B3 (Alterations and extensions) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 3 A 1.8 metre high timber screen shall be erected on the second floor northern side elevation of the roof terrace hereby approved details of which shall be submitted to and approved in writing by the Council. This screen shall be erected prior to commencement of the use of the roof terrace and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy SD6 (Amenity for occupiers and neighbours) of the London Borough of Camden Replacement Unitary Development Plan 2006.

- 4 The development hereby permitted shall be carried out in accordance with the following approved plans Site location plan; JHNA10 rev B; A11 rev B; A15 rev B; A20 rev B; A21 rev B; A110 rev D; A111 rev E; A112 rev E; A115 rev E; A116 rev E; A120 rev E; A121 rev E; A150 rev B.

Reason: For the avoidance of doubt and in the interest of proper planning.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 2363).
- 2 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.
- 3 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 are advised to consult the Council's Planning and Public Protection Division (Compliance and Enforcement Team), Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 5613 or by email ppp@camden.gov.uk or on the website www.camden.gov.uk/pollution) or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

4 Reasons for granting permission.

The proposed development is in general accordance with the policy requirements of the London Borough of Camden Replacement Unitary Development Plan 2006, with particular regard to policies B1 (General design principles, B3 (Alterations and extensions), B7 (Conservation areas) and N8 (Ancient woodlands and trees). For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officers report.

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