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012/18/F-27545
Rec. No 906
ALLOWED

Tom Jestico Esq
Architect
53 Endell Street
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Your reference

Our reference

T/APP/5008/A/79/07737/G7

Date

10 APR 1980

Sir

TOWN AND COUNTRY PLANNING ACT 1971, SECTION 36 AND SCHEDULE 9
APPEAL BY MR A SETHI
APPLICATION NO:- CEF/G13/18/F/27545/JB

1. I refer to your client's appeal, which I have been appointed to determine, against the decision of the London Borough Council of Camden to refuse planning permission for the change of facing materials to be used in the erection of a detached dwelling on land at 75 Camden Mews, London NW1. I have considered the written representations made by you and the council, and also those made by one interested person. I inspected the site on Wednesday 12 March 1980.
2. From my inspection of the site and the surrounding area and from my consideration of the representations made I find that the main issue in this case is whether the proposed change of facing materials would be detrimental to the street scene in the vicinity of the site.
3. I was able during my inspection to form an opinion of the visual effect of the facing bricks concerned, as the external walls had been completed to eaves level and part of the work had been finally pointed in a dark brown mortar with a slightly concave joint. I noted that the brick is a self-coloured facing brick without sandfacing material applied.
4. The site is on the south-west quadrant of a small crossroad junction. Camden Mews is a narrow residential cobble surfaced street, with some occasional industrial uses interspersed between the dwellings. To the north-east of the site the 2-storey dwellings are predominantly built in London stocks although they are not easily seen from the site, and do not therefore form part of the immediate street scene. More to the point in my view is the remarkable variety of wall finishes and brick colours in the immediate locality.
5. South-east of the site, No. 73 is in yellow stocks, No. 71 is in dark red facings, the next house is in stocks, and the adjoining building beyond that is a service garage with large dark green painted doors. On the opposite side of the Mews, there is mainly postwar development including a terrace of 2-storey housing with gabled fronts, finished in a silvery grey coloured brick. A 2-storey block nearer the site is faced with a bright yellow sandfaced brick. The 4-storey postwar flats on the corner of Camden Square have full height alternate panels of yellow and medium brown facing bricks, while the Victorian 4-storey housing in North and South Villas is of stock brickwork, darkened by the passage of time.

6. At the crossroads between Camden Mews and Cantelows Road, there is 2-storey housing: No. 50 is faced with yellow stock brickwork, Nos 77, 79, 81 and 56 have their brickwork painted white. Looking north-west, the back of No. 228 (4-storey construction) is painted elephant grey while its south-west flank wall is painted white. The back of No. 226, also 4-storey construction and facing the site, is painted charcoal grey. In the context of this considerably varied collection of facing materials and colours, I consider that the facing brickwork of No. 75 Camden Mews appears subdued, in harmony with neighbouring buildings, and will when the dwelling is completed and the builder's screens and offices have been moved away, help to identify the new dwelling without in any way appearing unnecessarily obtrusive in the street scene.

7. It is also my view that the sharp arrises of the brick now proposed will be more in keeping with the design and style of the new dwelling than would be the irregular and rough texture of the London yellow stock brick. I have taken account of all other matters raised but they do not lead me to any other conclusions.

8. For the above reasons, and in exercise of the powers transferred to me, I hereby allow this appeal and grant planning permission for the change of facing materials to be used in the erection of a detached dwelling on land at 75 Camden Mews, London NW1 in accordance with the terms of the application (No. C1P/G13/18/F/27545/JB) dated 29 November 1978 and the plans submitted therewith.

9. This letter does not convey any approval or consent which may be required under any enactment, byelaw, order or regulation other than section 23 of the Town and Country Planning Act 1971. Your attention is particularly drawn to the provisions of section 277A of the Town and Country Planning Act 1971, (inserted into the Act by the Town and Country Amenities Act 1974 which came into operation on 31 August 1974) which require consent to be obtained prior to the demolition of any buildings in a conservation area.

I am Sir
Your obedient Servant

A.A. Williamson

A A WILLIAMSON ARICS MRTPI
Inspector