

Mr Mike Lim
Mike Lim Architecture
25 Woodwarde Road
Dulwich
London
SE22 8UN

Application Ref: **2015/0609/P**
Please ask for: **Zenab Haji-Ismail**
Telephone: 020 7974 **3270**

20 March 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
14 Brownlow Mews
London
WC1N 2LD

Proposal:
Erection of a roof terrace and conversion of a garage to create habitable space
Drawing Nos: Design and access statement, Existing: 100, 101, 102, 103, 104, 200, 201, 300, Proposed: 100, 101, 102, 103, 104, 200, 201, 300

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 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 policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Design and access statement, Existing: 100, 101, 102, 103, 104, 200, 201, 300, Proposed: 100, 101, 102, 103, 104, 200, 201, 300

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

Informative(s):

- 1 Reasons for granting permission

The proposal seeks to replace the existing garage is currently used for storage into a habitable room with a small area allocated to cycle parking. The house is in Central London and has a PTAL rating for the property is 6a (excellent transport accessibility). The proposal to change to increase the habitable space within the house by converting the garage and providing cycle which will promote a sustainable lifestyle choice is considered acceptable. The existing ground floor garage doors on the front elevation would be replaced with full-height glazed doors re-introducing an element which would have been historically characteristic with this type of mews building.

The proposed roof terrace is considered acceptable as there is an existing roof terrace at no.16 there will be no overlooking issues into habitable rooms into the adjoining properties as the position of the window at no. 16 is set away from no.14. The proposed railings match that which exists at no.16 and would therefore continue the existing pattern. Furthermore, the proposal will not be visible at street level and is thus considered to be sympathetic to Bloomsbury Conservation Area. As such both the proposal for the conversion of the garage to increase habitable space and the proposal for a roof terrace are considered to be sympathetic in terms of design to the conservation area.

21 neighbours were consulted between 17 February 2015 and 10 March 2015 as part of this application and no responses were received. The site's planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposed development is in general accordance with policies CS5 and CS7 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP17, DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 6.9, 6.10, 7.4, and 7.6 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 9, 14 and 56 -66 of the National Planning Policy Framework.

- 2 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 6941).
- 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 Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully



Ed Watson
Director of Culture & Environment