

Mr David Crosthwait
Lipton Plant Architects
Seatem House
39 Moreland Street
London
EC1V 8BB

Application Ref: **2015/1164/P**
Please ask for: **James Clark**
Telephone: 020 7974 **2050**

17 April 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
16 Doughty Mews
London
WC1N 2PF

Proposal:
Replacement of the existing mansard roof extension, rooflights and roof covering, introduction of high level windows to the rear of the first floor.

Drawing Nos: Design & access statement, 400.(1).0.000, 400.(1).0.001, 400.(1).0.002, 400.(1).0.003, 400.(1).0.004, 400.(1).0.005, 400.(1).0.006, 400.(1).0.007, 400.(1).0.008, 400.(1).1.001, 400.(1).1.002, 400.(1).1.003, 400.(1).1.004, 400.(1).2.001, 400.(1).2.002, 400.(1).3.001, 400.(1).3.002

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 400.(1).1.001, 400.(1).1.002, 400.(1).1.003, 400.(1).1.004, 400.(1).2.001, 400.(1).2.002, 400.(1).3.001, 400.(1).3.002

Reason:

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

Informative(s):

- 1 Reasons for granting permission

The proposed replacement flat top mansard roof is almost identical in terms of scale and design to the existing mansard roof. The proposed windows on the front and rear elevations of the proposed Mansard roof would be larger than the existing, extending the entire depth and width of both rear and front slopes. The chimney stack adjacent no 17 would be rebuilt with reclaimed yellow London stock brick and matching detailing, modestly larger in scale. A large roof light would be installed and four high level windows inserted with black aluminium on the first floor rear elevation.

Guidance in CPG1 illustrates the acceptable roof design and style expected of a Mansard extension. The proposal is for a replacement mansard roof would have almost identical proportions to the existing with windows covering the expanse of the front and rear elevations. The design is not considered to harm the architectural integrity of the host building or the Conservation Area.

The proposed four high level windows inserted into the first floor rear elevation are not considered to adversely impact the neighbouring amenity. The insertion of windows in such close proximity between habitable rooms would generally be considered contrary to guidance in CPG6 on account of the subsequent harm to privacy. However, on balance, the potential overlooking conditions from the high level windows and the overlooking conditions present from the existing mansard roof would remain unchanged as a result of the development. The privacy conditions would not be harmed to an unacceptable level in accordance with Policy DP26 of the Camden LDF.

Neighbouring occupiers were consulted on the application. No objections have been received prior to making this decision.

The site's planning history and relevant appeal decisions were taken into account when coming to this decision. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (EER) 2013.

As such, the proposed development is in general accordance with policy CS5 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011; and paragraphs 14, 17, 56-66 and 125-141 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