

Mr. Christopher Wickham
Christopher Wickham Associates
35 Highgate High Street
London
N6 5JT

Application Ref: **2015/0007/P**
Please ask for: **Jenna Litherland**
Telephone: 020 7974 **3070**

12 June 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
29 St Paul's Mews
London
NW1 9TZ

Proposal: Construction of rear dormer window, insertion of roof lights to front and rear elevations, and installation of new doors in place of existing doors and fixed panels on ground floor rear elevation.

Drawing Nos: 29SPM/00/LP; 29SPM/00/01; 29SPM/00/02; 29SPM/00/03; 29SPM/00/04; 29SPM/00/05; 29SPM/00/06; 29SPM/00/07; 29SPM/10/01; 29SPM/10/02; 29SPM/10/03-A; 29SPM/10/04; 29SPM/10/05-A; 29SPM/10/06-A; 29SPM/10/07-A; Design and Access Statement by Christopher Wickham Associated dated December 2014; and Supporting Submission dated 14/04/2015.

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

Conditions and Reasons:

- 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 policies 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: 29SPM/00/LP; 29SPM/00/01; 29SPM/00/02; 29SPM/00/03; 29SPM/00/04; 29SPM/00/05; 29SPM/00/06; 29SPM/00/07; 29SPM/10/01; 29SPM/10/02; 29SPM/10/03-A; 29SPM/10/04; 29SPM/10/05-A; 29SPM/10/06-A; and 29SPM/10/07-A.

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

Informatives:

- 1 Reason for granting permission:

The application property forms part of a terrace which is largely unaltered at roof level. CPG1 states that roof extensions are likely to be unacceptable where a roof line is largely unimpaired by alterations or extensions. Relevant to this proposal is a planning permission for front and rear dormer windows at No. 4 St. Pauls Mews which was granted on appeal (reference: 2013/0995/P). This permission has been implemented.

Although the proposal would result in alterations to the roof line, it is no longer unaltered as a result of the above mentioned appeal decision. The proposed dormer has been amended during the course of the application to ensure it is set down as far as practicable from the ridge. This will further reduce prominence. Owing to the height of the building and the narrow lane onto which it faces it would not be readily visible in short views. It would be visible in longer views from York Way down Maiden Lane, however, this would just be glimpse views especially following completion of the Maiden Lane Estate development. As such, it is considered that the proposed dormer would not appear as a prominent addition and would preserve the character and appearance of the Camden Square Conservation Area. The alterations to the fenestration on the rear elevation would be in keeping with the existing building and terrace in terms of design and materials. The proposed windows would not result in any harmful overlooking to neighbouring properties.

No objections have been received. The sites 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 (ERR) 2013.

As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy 2010, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies 2010. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2015, consolidated with amendments since 2011; and paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

- 2 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 Noise and Licensing Enforcement Team, 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.
- 3 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).

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