

Mr Matthew Driscoll  
Threefold Architects  
Great Western Studios  
65 Alfred Road  
London  
W2 5EU

Application Ref: **2015/1939/P**  
Please ask for: **Tony Young**  
Telephone: 020 7974 **2687**

26 June 2015

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**3 Eglon Mews**  
**London**  
**NW1 8YS**

Proposal:

Variation of Condition 3 (approved drawings) of planning permission (2013/4428/P) dated 29/08/2013 (replacement & insertion of doors & windows to front & side elevations), namely to alter the design & position of doors & windows, installation of 2 metal framed balconies on west elevation, installation of timber screen at roof level, installation of 2 rooflights, and alterations to ground floor frontage on north elevation.

Drawing Nos: Site location plan; (13105-) 100 Rev R, 101 Rev U, 102 Rev R, 103 Rev P, 200 Rev E, 201 Rev J, 300 Rev T, 301 Rev P.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 For the purpose of this decision, condition No. 3 of planning permission 2013/4428/P shall be replaced with the following condition:

### **REPLACEMENT CONDITION NO. 3**



The development hereby permitted shall be carried out in accordance with the following approved plans: Site location plan; (13105-) 100 Rev R, 101 Rev U, 102 Rev R, 103 Rev P, 200 Rev E, 201 Rev J, 300 Rev T, 301 Rev P.

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

Informative(s):

1 Reasons for granting permission:

The proposal is a retrospective application for amendments to planning permission 2013/4428/P. Amendments on the north elevation include the installation of 3 double-glazed timber framed sash windows at first floor level now equally sized, and an altered frontage at ground floor level incorporating new doors and treatment finished in tongue and timber slats. On the west elevation, two wider metal framed balconies are proposed at first and second floor levels, the installation of a timber screen instead of glass, 3 double-glazed timber framed sash windows instead of metal framed windows at ground floor level, and 2 repositioned timber framed French doors with fanlights above. At roof level, an existing glass balustrade is proposed to be retained and 2 rooflights installed.

All of the proposed amendments are considered to be proportionate and in keeping with the character of this mews building, and as such, in terms of design, scale and materials to be used, would not result in harm to the character or appearance of the host building or wider mews, and would not be detrimental to the character and appearance of the Primrose Hill conservation area, and therefore would be acceptable.

There are no amenity concerns as a result of this proposal in terms of any additional loss of privacy or loss of light.

The site's planning history has been taken into account when coming to this decision. All responses have been taken into consideration when making this decision following statutory consultation.

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 (Managing the impact of growth and development) and CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design), DP25 (Conserving Camden's heritage) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies, policy 7.4, 7.6 and 7.8 of the London Plan March 2015 (consolidated with alterations since 2011) and paragraphs 14, 17, 56 -67, 126 -141 of the National Planning Policy Framework.

- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings and conditions as attached to the previous planning permission. This includes condition 1 providing for a 3 year time period for implementation which for the avoidance of doubt commences with the date of the original decision (and not this variation).
- 3 You are reminded that an enforcement investigation is ongoing with regard to further unauthorised works not shown on these plans (EN15/0640). This decision (2015/1939/P) does not prejudice the formal determination of any future planning application we receive from you with regard to these unauthorised works nor should it be considered as an indicator as to the acceptability or otherwise of any future proposals.
- 4 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.
- 5 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

