

Ms Joan Grogan
6 North Mews
London
WC1N 2JP

Application Ref: **2015/4574/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

18 September 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
6 North Mews
London
WC1N 2JP

Proposal: Replace existing skylights at ground and first floor level with new rooflights, new window and door to rear first floor, replace existing uPVC windows at rear second and third level with powder-coated aluminium framed windows and new ventilation flue on front roof slope.

Drawing Nos: 15-18-E-1 A, 15-18-FP-1 A, 15-18-FP-2 A, 15-18-SE-1 A, 0044_A_05_502_C, 0044_A_03_302_B, 0044_A_04_401_B, site location plan received 09/08/2015 and Design and Access Statement dated August 2015.

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 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: 15-18-E-1 A, 15-18-FP-1 A, 15-18-FP-2 A, 15-18-SE-1 A, 0044_A_05_502_C, 0044_A_03_302_B, 0044_A_04_401_B, site location plan received 09/08/2015 and Design and Access Statement dated August 2015.

Reason:

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

- 4 The new rear door shall be used for maintenance purposes only and the rear ground floor rooflight hereby approved shall not be used as a terrace at any time.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Reasons for granting permission:

The proposal to replace the existing sloping rooflights at ground floor level with new flat rooflights is considered acceptable. The new rooflights would be the same size as the existing, and would not project higher than the existing rear parapet wall. They would not be any more visible than at present, and are not considered to cause harm on design or amenity grounds.

The replacement of the existing rear uPVC windows at first and second floor level with new powder-coated aluminium-framed windows is considered an attractive and complementary addition. The windows will be the same size as existing, but the use of grey aluminium will match the front elevation, helping to unify and improve the appearance of the host property and wider conservation area.

To the rear first floor, the proposals include the replacement of the existing kitchen window with a new door and fixed window of the same width as the existing window to provide maintenance access to the ground floor roof light. The new door will be obscure glazed below the level of the existing window frame, and would

therefore not cause any additional harm to the amenity of neighbouring occupants. The proposal also includes a new window to the rear first floor and replacement rooflight. However, the window would be obscure glazed, and is therefore not considered to harm neighbouring amenity.

The new ventilation flue to the front roofslope is considered acceptable. The flue would not be visible from street level, and would be smaller than the existing waste flues on the majority of surrounding properties. Furthermore, the Council's Environment Health Officer has no concerns regarding the proposal.

No objections have been received prior to making this decision. The planning history of the site and surrounding area 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 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 and 7.6 of The London Plan March 2015, consolidated with alterations since 2011 and paragraphs 14, 17, 56 -68 and 126-141 of the National Planning Policy Framework.

- 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 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.
- 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

A handwritten signature in black ink, appearing to read 'Ed Watson', written in a cursive style.

Ed Watson
Director of Culture & Environment