

Mr Christopher Wickham
Christopher Wickham Assocs
35 Highgate High Street
London
N6 5JT

Application Ref: **2015/4418/P**
Please ask for: **Kate Phillips**
Telephone: 020 7974 **2521**

27 October 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

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

Proposal:
Variation of condition 3 (approved plans) of planning permission 2015/0007/P dated 12/06/2015 (for a rear dormer, front and rear rooflights, new doors) namely to allow a wider rear dormer, revised rear rooflight positions, an additional front rooflight and revised rear door design

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 Rev. C; 29SPM/10/02 Rev. C; 29SPM/10/03 Rev. C; 29SPM/10/04 Rev. C; 29SPM/10/05 Rev. C; 29SPM/10/06 Rev. C; 29SPM/10/07 Rev. C.

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

Condition(s) and Reason(s):

- 1 REPLACEMENT CONDITION 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 Rev. C; 29SPM/10/02 Rev. C; 29SPM/10/03 Rev. C; 29SPM/10/04 Rev. C; 29SPM/10/05 Rev. C; 29SPM/10/06 Rev. C; 29SPM/10/07 Rev. C.

Informative(s):

1 Reasons for granting permission

The proposal is to make a number of changes to planning permission 2015/0007/P, dated 12/06/2015. The proposed changes are considered to be acceptable and the proposal would not cause undue harm to the character and appearance of the Camden Square Conservation Area.

The proposed dormer would still be set down from the ridgeline to reduce its prominence and owing to the height of the building and the narrow lane onto which it faces the proposed dormer, although wider, would still not be readily visible in long-range views of the host building. The changes to the rear door would not be visible in the public realm.

The proposed dormer would no longer align with the openings directly below on the host building; however, it would be sited centrally within the roof of No. 29; it would not be full-length; and the windows would be subordinate in size to the windows on the lower floors. The revised position of the rear rooflights also creates a sense of symmetry at the roof level. The new roof light on the front elevation would be sited centrally within the roof and would not result in a cluttered roof scape.

Whilst there are more windows in the dormer, they would not give rise to harmful overlooking to neighbouring properties.

Neighbouring occupiers were consulted on the application. One objection has been which has been duly taken into account prior to making this decision. The application site's planning history and relevant appeal decisions were 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 and s.72 of The Planning (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 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 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, conditions (and obligations where applicable) 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 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).
- 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.

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