

Mr Andrew Llowarch
74 Camden Mews
London
NW1 9BX

Application Ref: **2015/4795/P**
Please ask for: **Fergus Freeney**
Telephone: 020 7974 **3366**

12 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
74 Camden Mews
London
NW1 9BX

Proposal:
Variation of condition 2 (approved plans) of planning permission dated 30/07/2014 (ref: 2014/3258/P) for a single storey roof extension and replacement of rear 1st floor window, to allow a change in cladding from zinc to bricks.

Drawing Nos: EX_LA01; EX_GA05; 06; 10; 11; 13; 15; 16; 17;
PR_GA05A; 06A; 07A; 12A; 13A; 15D; 16D; 17A

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 purposes of this decision, condition no.2 of planning permission 2014/3258/P shall be replaced with the following condition:

REPLACEMENT CONDITION 2

The development hereby permitted shall be carried out in accordance with the



following approved plans:

EX_LA01; EX_GA05; 06; 10; 11; 13; 15; 16; 17;
PR_GA05A; 06A; 07A; 12A; 13A; 15D; 16D; 17A

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

- 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.

Informative(s):

- 1 The proposed change in material is considered to be acceptable- the bricks would match those in the existing property and brick is a material which is characteristic of the street and area, more so than zinc cladding. Due to its setback, the extension is not readily visible in the public realm and so the change in materials would have no harmful impact on the streetscene or conservation area. An additional condition is attached to ensure the bricks do match existing materials.

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 Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

There would be no impact on the amenity of neighbours as no other aspect of the scheme would be changed.

The site's planning history and relevant appeals have been taken into account when coming to this decision. No representations were received as a result of consultation.

As such, the proposal is in general accordance with policies CS1, 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, 7.6 and 7.8 of the London Plan March 2015, consolidated with alterations since 2011, and paragraphs 14, 17, 56-66 and 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, 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).

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', with a stylized flourish at the end.

Ed Watson
Director of Culture & Environment