

Tony Michael
73 Alpha Road
Birchington
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CT7 9ED

Application Ref: **2015/5706/P**
Please ask for: **Laura Hazelton**
Telephone: 020 7974 **1017**

26 November 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

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

Proposal:
Replacement of existing up and over garage doors to side hinged double doors to front elevation, replacement of single glazed timber doors and panels to ground floor rear elevation with double glazed aluminium framed sliding doors and windows, and associated conversion of integral garage to habitable room.

Drawing Nos: 28 SPM/P/01, 28 SPM/P/02, 28 SPM/P/03, 28 SPM/P/LOCATION PLAN and Design Statement dated 6/10/15.

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: 28 SPM/P/01, 28 SPM/P/02, 28 SPM/P/03, 28 SPM/P/LOCATION PLAN and Design Statement dated 6/10/15.

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

Informative(s):

- 1 Reasons for granting permission:

The proposals are considered minor alterations that would not harm the character or appearance of the host building, the surrounding mews, or the wider Camden Square Conservation Area. The existing up-and-over garage doors would be replaced with side-hinged doors of the same style, size, material and colour and would therefore preserve the character of the property and surrounding terrace. To the rear, the existing single-glazed timber doors and panels would be replaced with double glazed aluminium sliding doors and windows. They would be fitted into the existing aperture and are considered to be in keeping and acceptable in terms of design and materials.

The altered doors and windows are not considered to result in any harm to neighbouring occupants in terms of a loss of privacy, daylight or outlook.

Although the proposal would result in the loss of the original garage which is required to be retained by a condition of the original planning permission dated 23.7.87 (reference 8701220), it is considered that this would not create parking congestion in the surrounding area. The host building sits within a private gated mews which benefits from a separate overflow parking area, and there is enough room to park a car outside the property without obstructing traffic, in the same way as many residents already do.

No objections have been received. The site's 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, CS11 and CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP16, DP18, 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 7.11 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



Ed Watson
Director of Culture & Environment