

Mr Richard Holland
Holland Harvey Architects
33a Wadeson Street,
London,
E2 9DR

Application Ref: **2015/5845/P**
Please ask for: **Anna Roe**
Telephone: 020 7974 **1226**

8 December 2015

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
29 Brownlow Mews
London
WC1N 2LA

Proposal:
Installation of 2 no. conservation rooflights in top section of existing mansard roof.
Drawing Nos: 0000 00; 0102 00; 0103 00; 0200 00; 0300 00; 1102 00; 1103 00; 1104 00;
1200 00; 1300 00; Design and Access Statement.

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 policy 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: 0000 00; 0102 00; 0103 00; 0200 00; 0300 00; 1102 00; 1103 00; 1104 00; 1200 00; 1300 00; Design and Access Statement.

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

Informative(s):

- 1 Reasons for granting permission.

Planning permission is sought for the installation of 2 no. conservation rooflights in the upper section of the existing mansard roof at the front of the property (identified as a positive contributor).

The positioning of the proposed rooflights reduces their prominence by shielding them from view from the public highway. Furthermore, there are existing openings similarly positioned at 27a Brownlow Mews (2013/6930/P).

The proposed rooflights would be proportioned to be subordinate both in size and number and would be fitted flush with the roof surface, in accordance with paragraph 5.22 CPG1 Design. The proposed rooflights would align with the existing dormer windows, reflecting the rhythm of the façade below. The simple design is in keeping with the character of the Bloomsbury conservation area and the black painted timber windows complement the main building and the wider townscape.

By virtue of the position on the proposed rooflights on the roofslope and the internal ceiling height of the second floor rooms, the proposal is not considered to raise any amenity issues for adjoining occupiers.

No objections have been received prior to making this decision. The sites 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 Planning (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, 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 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).
- 3 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.

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