

Miss Irene Siljama  
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8 Effra Parade  
London  
SW2 1PS

Application Ref: **2016/1970/P**  
Please ask for: **Kate Phillips**  
Telephone: 020 7974 **2521**

14 July 2016

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Variation or Removal of Condition(s) Granted**

Address:  
**90 Camden Mews**  
**London**  
**NW1 9BX**

Proposal:  
Variation of condition 2 (use of zinc) and condition 3 (approved plans) of planning permission 2015/2386/P, dated 25/06/2015 (for roof extension), namely to allow the use of slate roof tiles

Drawing Nos: VtC\_011; VtC\_012; VtC\_014; VtC\_015; VtC\_016; VtC\_017; VtC\_021;  
VtC\_022\_A; VtC\_023\_A; VtC\_024\_A; VtC\_025\_A; VtC\_026\_A; VtC\_027\_A.

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 ref 2015/2386/P shall be replaced with the following condition:

**REPLACEMENT CONDITION 2**



The new roof shall be constructed with natural slate, and all the other materials to be used for the development shall be as detailed in the application hereby approved, unless otherwise agreed in writing with the Local Planning Authority

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.

- 2 For the purposes of this decision, condition no.3 of planning permission ref 2015/2386/P shall be replaced with the following condition:

#### REPLACEMENT CONDITION 3

The development hereby permitted shall be carried out in accordance with the following approved plans: VtC\_011; VtC\_012; VtC\_014; VtC\_015; VtC\_016; VtC\_017; VtC\_021; VtC\_022\_A; VtC\_023\_A; VtC\_024\_A; VtC\_025\_A; VtC\_026\_A; VtC\_027\_A.

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

#### Informative(s):

- 1 Reasons for granting permission

This application seeks to allow the use of natural slate roof tiles instead of the previously approved zinc cladding. Condition 2 requires that the roof be constructed with zinc and condition 3 lists the approved plans.

The use of natural slate is considered to be appropriate to the conservation area setting, where natural and long-lasting materials are preferred. A number of other properties on Camden Mews have also extended at roof level and there are other examples of the use of natural slate in the wider area. These materials will not harm the appearance of the host property and the character of the streetscene.

No objections have been raised in relation to the works. 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 s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

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 2015; and the provisions of paragraphs 14, 17, 56-66 and 126-141 of the National Planning Policy Framework 2012.

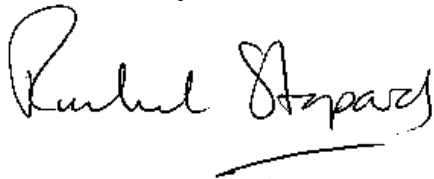
- 2 This approval under Section 73 of the 1990 Act effectively varying the relevant condition of the previous planning permission is subject otherwise to the same terms, drawings, conditions (and obligations where applicable) as attached to the previous planning permission. This includes condition 1 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 'Rachel Stopard', with a horizontal line underneath.

Rachel Stopard  
Executive Director Supporting Communities