

Mr Hugh Cullum
Hugh Cullum Architects Ltd
61b Judd Street
London
WC1H 9QT

Application Ref: **2016/3183/P**
Please ask for: **Rob Tulloch**
Telephone: 020 7974 **2516**

20 July 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Approval of Details Granted

Address:
29-30 King's Mews
London
WC1N 2JB

Proposal: Details of brickwork as required by condition 7 of planning permission dated 18/07/2013 ref 2012/3877/P (as amended by minor material amendment ref 2015/5080/P) for the erection of new facade and second and third storeys following partial demolition of existing building in association with the change of use from warehouse/office at ground and first floors (Class B1/B8) and flat on second floor (Class C3) to 2 x studio flats at ground floor and 1 x 3 bedroom maisonette at 1st, 2nd & 3rd floors (Class C3)

Drawing Nos: Letter from Hugh Cullum Architects

The Council has considered your application and decided to grant permission subject to approve the details.

Informative(s):

- 1 Reasons for granting approval of details

The approved scheme involves the retention of part of the front façade, with



additional openings at ground floor level and larger windows at first floor level. The applicant has indicated the existing facade will be largely retained, and the brickwork removed for the openings re-used where necessary and supplemented with matching yellow stock brickwork from the rear of the building as required. Although the surface area of the existing facade is slightly less than that of the proposed façade, the increase in openings would compensate for any shortfall. Bonding and pointing will match the existing brickwork at the front. As such, the retention and re-use of existing brickwork would provide the best solution for the proposed elevation changes.

The full impact of the proposed development has already been assessed. The proposed details would not have a harmful impact streetscene, on the character of the conservation area or on neighbouring amenity. As such, condition 7 can be discharged.

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 details are in general accordance with policies CS14 and CS15 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.

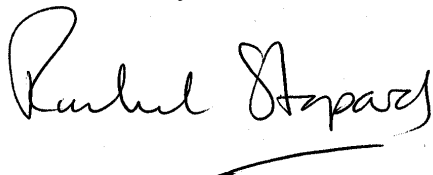
- 2 You are reminded that conditions 4 (solar panels details), 5 (green roof details), 6 (facing materials), and 8 (rear louvres) of planning permission granted on 18/07/2013 (reference 2012/3877/P) are outstanding and require details to be submitted and approved.

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



Rachel Stopard
Executive Director Supporting Communities