

Mr O Kneer
Casper Mueller Kneer Ltd
Podium Unit Shakespeare Tower
Barbican
London
EC2Y 8DR

Application Ref: **2016/4210/P**
Please ask for: **Helaina Farthing**
Telephone: 020 7974 **3303**

4 October 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

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

Proposal:
Creation of dormer to the rear of the existing dwelling house and the installation of two roof-lights to the front elevation (C3)
Drawing Nos: 178-000; 178-200; 178-201A; 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 178-000; 178-200; 178-201A; Design and Access Statement.

Reason:

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

Informative(s):

- 1 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).
- 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 Reasons for granting permission.

The proposed rear dormer has been amended to replicate the size and design of the existing rear dormer at No. 4 St Paul's Mews. The dormer is set back from the ridge and slopped edge of the hipped roof by 500mm and therefore accords with Camden Planning Guidance (CPG1 Design). The rear dormer will only be visible from the rear garden and will not be seen from the road boundary. Whilst the proposal sees the further addition of a subordinate addition to the rear dormer to enable internal access, given the reduced height of this element and the positioning within the roof slope it is considered in this case to be acceptable.

The materials shall match the main property and that of No. 4 and as such would

not be out of character with the area, and is therefore considered acceptable in terms of design.

The proposed dormer shall not cause harm in terms of neighbouring amenity due to the location within the roofslope and that the window shall face the rear of the property, therefore no loss of light or overlooking shall occur.

Due to the positioning of the proposed roof-lights at the front elevation in conjunction with the separation of distance and angle from the neighbouring property, it is considered that the roof-lights will cause no loss of light or overlooking for the neighbouring property at No. 2 St Paul's Mews

One objection has been received with regards to the application which raised concerns relating to the increased overlooking, impact on the conservation area and the inaccuracies of the plans. One comment of support was received. The planning history of the site and surrounding area has been taken into account when coming to this decision.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

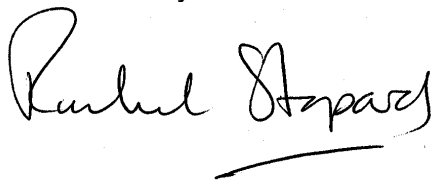
As such, the proposed development is in general accordance with policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2016; and paragraphs 14, 17, and 56 -66 and 126-141 of the National Planning Policy Framework.

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