

WMOR ARCHITECTS
WMOR LTD
Unit 2C
Clapham North Arts Centre
26-32 Voltaire Road
London
SW4 6DH

Application Ref: **2016/5200/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

18 November 2016

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
21B Brownlow Mews
London
WC1N 2LA

Proposal:
Installation of rear window at second floor level and rooflight on roof hatch to existing residential property
Drawing Nos: 000, 001, 031, 101, 131; Design and Access Statement dated Sept 2016.

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: 000, 001, 031, 101, 131; Design and Access Statement dated Sept 2016.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed second floor window and rooflight are minor alterations at high roof level and would not cause a detrimental impact upon the character and appearance of the host dwelling or row of terraced dwellings by virtue of their high level location, concealed siting and sensitive design, utilising frame materials which would match those in existence on the property.

Due to this particularly concealed siting, no public views of the windows would be afforded from Brownlow Mews or any other public place. The windows would similarly be obscured from most private views, with only a few views afforded from the upper floors of properties on the opposite side of the mews. As such it is considered that the development would preserve the character and appearance of the Bloomsbury Conservation Area and the setting of nearby listed buildings.

Considerable importance has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area as well as preserving the setting of any nearby listed building, under s.66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Due to the siting of the second floor window adjacent to the roof gully of no.21 as well as the high level of the proposed rooflight, neither element would result in the overlooking, light pollution or noise to any residential neighbour.

No objections have been received prior to making this decision. The site's planning history was taken into account when coming to this decision.

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 development is also in

accordance with the provisions of the London Plan 2016; as well as the National Planning Policy Framework 2012.

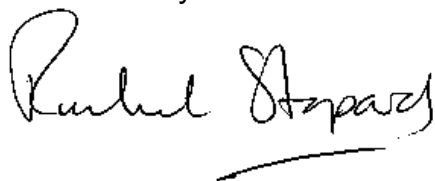
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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



Rachel Stopard
Executive Director Supporting Communities