

Ms Sue Timney  
Sue Timney Limited  
4 Walters Workshops  
249 Kensal Road  
London  
W10 5DB

Application Ref: **2016/6903/P**  
Please ask for: **Robert Lester**  
Telephone: 020 7974 **2188**

20 April 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted**

Address:  
**7 St George's Mews**  
**London**  
**NW1 8XE**

Proposal:  
Conversion of existing ground and first floor studio flats into single residential dwelling with associated external alterations to windows and rooflights.

Drawing Nos: 332-T1 Rev 4, 332-T2 Rev 4, 332-T3 Rev 4, 332-U1 Rev 10, 332-U2 Rev 9, 332-T5 Rev 5, 332-T6 Rev 4, 332-T7 Rev 4

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 The development hereby permitted shall be carried out in accordance with the following approved plans 332-T1 Rev 4, 332-T2 Rev 4, 332-T3 Rev 4, 332-U1 Rev 10, 332-U2 Rev 9, 332-T5 Rev 5, 332-T6 Rev 4, 332-T7 Rev 4.

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

- 3 Details of all external materials and finishes shall be submitted to and approved in writing by the local planning authority prior to the commencement of the development. The development shall be implemented only in accordance with the approved details, unless otherwise agreed in writing by 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft.

- 4 Notwithstanding the provisions of Article 3, Part 1 of the Town and Country Planning (General Permitted Development) Order 2015 no extensions or alterations, roof extensions or other alterations or outbuildings shall be carried out at the site without the grant of planning permission having first been obtained from the local planning authority.

Reason: To safeguard the visual amenities of the area and to prevent over development of the site by controlling proposed extensions and alterations in order to ensure compliance with the requirements of policies CS14 and CS5 of the London Borough of Camden Local Development Framework Core Strategy, policies DP24 and DP26 of the London Borough of Camden Local Development Framework Development Policies and policies A1, D1 and D2 of the London Borough of Camden Local Plan Submission Draft.

- 5 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, policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies and policies D1 and D2 of the London Borough of Camden Local Plan Submission Draft

#### Informative(s):

- 1 Reasons for Granting Permission - Delegated

The application site is a two storey mid-terraced mews building containing 2 flats.

The development proposes the conversion of the existing flats into a single residential dwelling with associated external alterations to windows and rooflights.

The site is located within the Primrose Hill Conservation Area. The mews is located to the rear of the Grade II Listed Buildings on St George's Terrace.

The conversion of the existing flats would only involve a net loss of 1 unit and is therefore acceptable in principle. The development would also provide a good quality 1 bedroom dwelling with adequate internal living space and adequate internal layout.

The site has no existing off street car parking and no additional parking would be provided as a part of the development.

The external alterations to the windows and doors would include the installation of a painted metal framed screen with timber stall riser and timber doorway at ground floor level to the front elevation, replacement windows and a Juliet balcony at first floor level to the front elevation and 4 rooflights. These alterations would all be sympathetic to the character of the building and conservation area.

The development would not result in a material amenity impact on neighbouring properties in terms of loss of light, outlook or overlooking.

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 planning history of the site and the comments received on this application have been 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, policies DP2, DP5, DP6, DP16, DP17, DP18, DP19, DP20, DP24, DP25, DP26 and DP28 of the London Borough of Camden Local Development Framework Development Policies, policies H1, H6, C6, A1, A4, D1, D2, CC5, T1, T2 and T4 of the Camden Local Plan Submission Draft. The proposed development also accords with the London Plan 2016; and 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-](http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en)

[contacts/environment/contact-the-environmental-health-team.en](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.

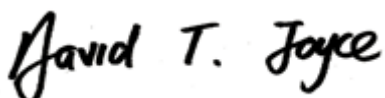
- 4 You are reminded that filled refuse sacks shall not be deposited on the public footpath, or forecourt area until within half an hour of usual collection times. For further information please contact the Council's Environment Services (Rubbish Collection) on 020 7974 6914/5. or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-street-environment-services.en>.
- 5 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.
- 6 The correct street number or number and name must be displayed permanently on the premises in accordance with regulations made under Section 12 of the London Building (Amendments) Act 1939.
- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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



David Joyce  
Director of Regeneration and Planning