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London E2 7ES

Application Ref: **2017/3355/P**  
Please ask for: **Kristina Smith**  
Telephone: 020 7974 **4986**

10 October 2017

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**4 John Street & 5-6 King's Mews**  
**London**  
**WC1N 2ES**

Proposal:  
Installation of enclosure to existing car port fronting King's Mews, as a rear extension to 4 John St, including garage doors and metal roof  
Drawing Nos: P020; P021; P022; P023; P024; P031 (Rev A); P031 (Rev A); P032 (Rev A); P033 (Rev A); P034; P041 (Rev A); P042 (Rev A); P043 (Rev A); P044 (Rev A); Design & Access Statement; Design & Access Statement & Planning Statement (dated August 2017)

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 shall be carried out in accordance with the following approved plans: P020; P021; P022; P023; P024; P031 (Rev A); P031 (Rev A); P032 (Rev A); P033 (Rev A); P034; P041 (Rev A); P042 (Rev A); P043 (Rev A); P044 (Rev A); Design & Access Statement; Design & Access Statement & Planning Statement (dated August 2017)



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

- 2 The structure hereby permitted is for a temporary period only and shall be removed on or before 1st November 2019.

Reason: The type of structure is not such as the local planning authority is prepared to approve, other than for a limited period, in view of its appearance and its impact on the character of the mews. The permanent retention of the structure would be contrary to the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission-

The replacement structure would be of a similar scale and form to the existing timber car port and steel gates but would enclose more of the space with a steel framed roof. The steel and timber gates are considered to be appropriate in design and materials that would be an improvement on the existing structure and in-keeping with timber garage doors along the mews. The height and design of the structure would appear similar to the existing arrangement and would not harm the character and appearance of the streetscene and conservation area nor the setting of the host listed building. However it is considered that a proper redevelopment of the site by a permanent mews building to reflect the bulk and design of adjoining properties would be preferred in the longterm to enhance the streetscene; for this reason, only a temporary permission would be considered acceptable here on design grounds.

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 proposal would not increase the footprint of the parking area and would therefore retain the current amount of parking provision. The garage-style doors would open outwards but avoid oversailing the public footpath, unlike the existing steel gates which swing over the entirety of the footpath. The proposal is therefore considered to be an improvement in highway terms.

The proposal is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers.

One objection has been received prior to making this decision. This and the planning history of the site have been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1, T1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016 and the National Planning Policy Framework.

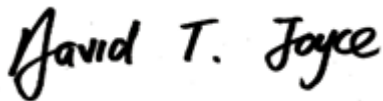
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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



David Joyce  
Director of Regeneration and Planning