

Application ref: 2018/1994/P
Contact: John Diver
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Date: 25 June 2018

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Rolfe Judd Planning
Old Church Court
Claylands Road
Oval London
SW8 1NZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**10-12a St George's Mews
London
NW1 8XE**

Proposal:

External alterations to existing building including replacement windows, doors and louvre panels; rendering to front elevation and creation of new parapet to the rear elevation and repainting to lintels and pipework.

Drawing Nos: 0500, 0501, 1000, 1100, 1101, 1102, 1200, 2000, 2100 Rev A, 2101 Rev A, 2200; Covering letter prepared by Rolfe Judd (dated 27/04/18); Planning Brochure prepared by Studio Kyson (dated April 2018 - Rev A)

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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 0500, 0501, 1000, 1100, 1101, 1102, 1200, 2000, 2100 Rev A, 2101 Rev A, 2200; Covering letter prepared by Rolfe Judd (dated 27/04/18); Planning Brochure prepared by Studio Kyson (dated April 2018 - Rev A)

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

Informative(s):

- 1 Reasons for granting permission:

The proposed external alterations have been designed to respond to and reflect the host building's utilitarian, mid-century workshop aesthetic / character. The retained concrete banding and cleaned brickwork combined with the robust appearance of the proposed fenestration would ensure that the building remains visually in keeping within it's' mews setting. The rendered sections, doors and louvre at ground floor would all remain visually sensitive and would not detract from the building's character. The proposed works have been reviewed by the Council's Design and Conservation officers who raise no objection to the proposed works. The existing is currently in a poor condition and the proposed works would be considered to enhance its contribution towards the character of the mews and wider conservation area. The works would not impact upon the setting of the nearby listed buildings within Chamberlain Street or St George's Terrace.

The proposed works would not result in any harmful loss of outlook, privacy or natural light to any neighbouring resident. Given the level of works proposed, the Council's Transport officers have confirmed that there would be no significant concerns in relation to construction impacts. The applicant will be required to apply for licenses for any temporary suspension to bays etc. if skips are required, however, this process is covered by separate legislation.

Two comments were received following a process of public consultation and were duly considered when forming these recommendations. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Primrose Hill conservation area and the setting of nearby listed buildings under s.66 and 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 details is in general accordance with policies D1, D2, E2, A1, A4, T1 and T2 of the London Borough of Camden Local Plan 2017. The development would also comply with the London Plan (2016) as well as the NPPF (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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 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).
- 4 You are advised that this decision relates only to the external changes highlighted on the plans and set out in the description of proposed development and does not infer any rights for a change of use.

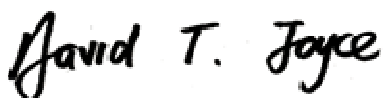
Should the applicant be mindful to implement works permitted under the previous approval (2016/3559/P dated 24/04/2017), such works may only be completed in the context of the previous approval would be bound by all the conditions and obligations attached to that permission. Should any unauthorised change of use occur on site the Director of Regeneration and Planning will instruct the Borough Solicitor to issue an Enforcement Notice alleging a breach of planning control.

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