

Application ref: 2018/1108/P
Contact: Obote Hope
Tel: 020 7974 2555
Date: 3 July 2018

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

camden.gov.uk

planning@camden.gov.uk

www.camden.gov.uk

bubble architects
studio 205,
The Gatehouse
39-42 North Road
London
N7 9DP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

The Gatehouse Mayfair Mews
London
NW1 8UU

Proposal:

Replacement of existing window with new door and installation of metal balustrades and privacy screen in association with creation of new roof terrace at 2nd floor level, plus alterations to the windows to the south elevation at ground and first floor levels.

Drawing Nos: X-AA-D-024 REVA, X-BB-D-006, X-AA-D-005, P-00-D-002, E-N-D-004, E-S-D-023 REVA, E-N-D-022 REVB, P-01-D-021 REVA, P-00-D-020 REVA, D-027 REVA, E-N-D-022 REVA, X-AA-D-024, P-Si-D-001, P-01-D-003.

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 policies 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- X-AA-D-024 REVA, X-BB-D-006, X-AA-D-005, P-00-D-002, E-N-D-004, E-S-D-023 REVA, E-N-D-022 REVB, P-01-D-021 REVA, P-00-D-020 REVA, D-027 REVA, E-N-D-022 REVA, X-AA-D-024, P-Si-D-001, P-01-D-003.

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

- 4 The use of the roof as a terrace shall not commence until the screens on north and south sides, as shown on the approved drawings, have been constructed. The screens shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposed roof terrace would measure between 1.4 to 1.8m in width and 1.7m in depth with installation of timber screens and roof planters on both sides. The use of timber screening would blend well at roof level and would not detract from the traditional roof profile of the other properties within close distance of the host building. Thus the design would not detract from the appearance of the host dwelling. The area is characterised by numerous other roof terraces so this proposal would not be out of context. It is proposed to replace the small circular window with a timber framed door to the flank front elevation to provide access to the proposed roof terrace. This would have minimum impact on the design of the host building. The proposed screen would be shielded by planters to minimise the visual impact.

The ground and first floor single glazed timber windows on the front elevations would be replaced with double glazed timber framed windows which would match the proportions, scale and design of the existing windows. The traditional glazing pattern would be replicated and the proposal would enhance the appearance of the host building.

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 use of the 2nd floor flat roof as a private terrace and the associated screening is not considered to cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of privacy, daylight or outlook. There is an existing high parapet at roof level to the rear elevation and the proposed 1.8m timber balustrade to the front and the 1.6m high screen to the rear would prevent any harmful overlooking between the properties.

One comment was received in relation to this application. This and the site's planning history have been taken into account prior to making the decision.

As such, the proposed development is in general accordance with policies A1, 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 2012.

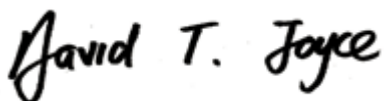
- 2 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 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 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.

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