

Application ref: 2018/2016/P  
Contact: Alyce Keen  
Tel: 020 7974 1400  
Date: 5 July 2018

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Nicholas Szczepaniak Architects  
76 Brewer Street  
London  
W1F 9TX

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**21 St Paul's Mews**  
**London**  
**NW1 9TZ**

Proposal:

Replacement of existing timber doors to rear elevation with painted aluminium doors at ground floor. Installation of 2 x conservation roof lights to front roof pitch. Installation of 2 x conservation roof lights to rear roof pitch.

Drawing Nos: 000; 001; 002; 003; 004\_Rev A; 005\_Rev A; 006\_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 The development hereby permitted shall be carried out in accordance with the following approved plans:

000; 001; 002; 003; 004\_Rev A; 005\_Rev A; 006\_Rev A.

Reason:

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The installation of 2 x rooflights on both the front and rear roofslopes is considered appropriate as they will be of a conservation style. The replacement of timber doors with aluminium doors are considered acceptable on the basis that they are located at ground floor on the rear elevation and therefore will have limited visibility within the Conservation Area. The proposal is not considered to result in harm to the character or appearance of the host building or street scene.

The alterations are not considered to harm the amenity of neighbouring residents by virtue of the rooflights being located at roof level and the doors at ground level are replacing existing openings.

No objections have been received. The sites planning history was taken into account when coming to this decision.

Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 (CA's) of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies D1, D2 and A1 of the Camden Local Plan 2017.

- 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

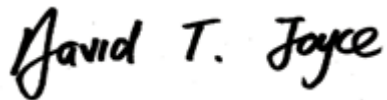
website or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

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

A handwritten signature in black ink that reads "David T. Joyce". The signature is written in a cursive, slightly slanted style.

David Joyce  
Director of Regeneration and Planning