

Application ref: 2018/3355/P
Contact: Charlotte Meynell
Tel: 020 7974 2598
Date: 30 October 2018

Development Management
Regeneration and Planning
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London
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www.camden.gov.uk/planning

-
151 C Offord Road
London
N1 1LR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

5 & 6 Whittlebury Mews West
London
NW1 8HS

Proposal:

Erection of glazed roof at first floor level to enclose 2x existing rear basement courtyards.

Drawing Nos: (00)01; (00)02; (00)03; (00)11 Rev. A; (00)12 Rev. A; (00)13 Rev. A;
(01)00; (01)10 Rev. A; Site Location Plan; Design & Access Statement (prepared by
Xami Ltd, received 23/10/2018); Velux Modular Skylights Technical Handbook.

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 (00)01; (00)02; (00)03; (00)11 Rev. A; (00)12 Rev. A; (00)13 Rev. A; (01)00; (01)10 Rev. A; Site Location Plan; Design & Access Statement (prepared by Xami Ltd, received 23/10/2018); Velux Modular Skylights Technical Handbook.

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

Informative(s):

- 1 Reasons for granting permission.

The proposed glazed roof would enclose the existing uncovered rear basement courtyards and basement and ground floor windows at 5 & 6 Whittlebury Mews. The roof would comprise of an aluminium frame with five openable roof lights above each courtyard and metal grilles above the rear retaining walls in order to facilitate constant ventilation into the enclosed area. The existing rear courtyards are small, entirely paved areas, which are set behind high boundary walls with very limited opportunities for planting. As such, the enclosure of the courtyards with a glazed roof would not further prevent planting when compared to the existing situation, and the proposed grilles would ensure that the courtyards remain open to the elements and therefore would still be considered outdoor amenity space.

The contemporary design of the proposed roof would be in keeping with the appearance of the host buildings, and would not be visible from any other private or public views as it would be located behind existing high boundary walls. As such, it is not considered that the proposal would harm the character and appearance of the Primrose Hill Conservation Area.

Given the location of the proposal set behind high boundary walls, it is not considered that the proposed extension would have an impact on the amenity of neighbouring occupiers in terms of loss of daylight, sunlight, outlook or privacy.

No objections and one comment from the Primrose Hill CAAC was received prior to making this decision. The supporting consultation summary addresses their comments. The planning history of the site and surrounding area were taken into account when coming to this decision.

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 Area) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

As such, the proposed development is in general accordance with policies G1, A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2016 and of the National Planning Policy Framework 2018.

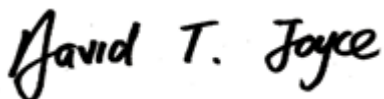
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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).

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