

Application ref: 2018/1795/P
Contact: Jaspreet Chana
Tel: 020 7974 1544
Date: 13 December 2018

Development Management
Regeneration and Planning
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Town Hall
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Paddy Brown Interiors
67 Wingate Square
Clapham
SW4 0AF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

**1 Warren Mews
London
W1T 6AJ**

Proposal:

Replacement of front external doors with new bi-fold timber doors and internal metal framed glass doors and associated works

Drawing Nos: Site Location Plan, JW-ID-00-00-DW-0001, JW-ID-00-00-DW-2001, JW-ID-00-00-DW-0002, JW-ID-00-00-DW-0003, JW-ID-ELE-00-DW-2001, JW-ID-GF-00-DW-7001, JW-ID-GF-00-DW-7000, JW-ID-GF-00-DW-7002.

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: Site Location Plan, JW-ID-00-00-DW-0001, JW-ID-00-00-DW-2001, JW-ID-00-00-DW-0002, JW-ID-00-00-DW-0003, JW-ID-ELE-00-DW-2001, JW-ID-GF-00-DW-7001, JW-ID-GF-00-DW-7000, JW-ID-GF-00-DW-7002.

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 proposed works would involve replacement of the existing side timber and front bi-fold doors with a new timber door and bi-fold doors, which would match the existing. New internal metal framed glass panelled windows and doors are also proposed which would be set behind the front bi-fold doors. The mews has a variety of different windows and doors including bi-fold doors on several properties of different size and colour therefore the proposed replacement would not be out of keeping. Given this the design, size and material of the replacement doors/windows would be in keeping with the existing site and the surrounding area.

The proposed works would not result in any significant loss of residential amenity. No objections have been received prior to making this decision. The planning history of the site has been 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Therefore, it is considered that the proposed works would not significantly detract from the character and appearance of the subject dwelling or the surrounding Conservation Area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2016 and NPPF 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).

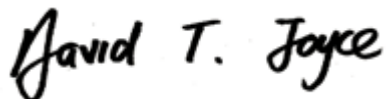
- 3 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays 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 paragraph 38 of the National Planning Policy Framework 2018.

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