

Application ref: 2019/0883/P  
Contact: John Diver  
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Date: 17 September 2019

**Development Management**  
Regeneration and Planning  
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Stuart Henley & Partners  
6 Wrotham Business Park  
Barnet  
EN5 4SB  
United Kingdom

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**4 Elizabeth Mews  
London  
NW3 4TL**

Proposal:

Details of external doors, windows and balustrading; roof tiles; and green roof as required by conditions 4 (a & b) and 5 of planning permission 2017/4681/P dated 26/10/17 for the 'Erection of mansard roof and alteration to front fenestration'

Drawing Nos: Sash Window Plan (dated 24/10/18); 5075\_PC\_01a; 5075\_PC\_02; GrufeTile Specification Sheet; Schuco ASS 70 FD Aluminium folding door specification; SG12 Fully Frameless System; Redland Cambrian Slate; Bauder Green Roof Maintenance Plan.

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reason for granting permission-

The full impact of the extent of the proposed development has been previously assessed. The principle of the extension and alterations was already assessed and approved as part of the parent application and as such the principle of these materials is not disputed. The requirements of these condition therefore

relate purely to the detailed design of certain elements as well as the green roof.

#### Condition 4

Details have been submitted of the proposed doors, windows, roof tile and balustrade to the proposed roof for the mansard extension and terrace. Following the request from conservation officers, a natural slate tile is to be used. All other details would remain in accordance with the approved scheme and would be of high quality. The proposed materials and detailed design of these elements would thus not have a harmful impact on the appearance of the host buildings and streetscene, preserving the character and appearance of the conservation area. The details submitted are adequate to discharge condition 4.

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 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.

#### Condition 5

Following a review from officers of the trees and landscaping team, further details were submitted in relation to the proposed green roof. As a result full construction drawings, details of planting as well as a scheme of maintenance have been provided. These details have been reviewed by the Council's Tree officer who confirm the details to be acceptable. This condition can therefore be discharged.

The submitted details would not have a harmful impact on neighbouring amenity. The planning history of the site has been taken into account when coming to this decision. No comments / responses have been received in relation to the proposed development.

As such, the proposed development is in general accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2016; and the National Planning Policy Framework 2019.

- 2 You are advised that all conditions relating to planning permission 2017/4681/P dated 26/10/2017 which need details to be submitted, have been approved.

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 2019.

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, appearing to read 'DPope', is centered below the closing. The signature is fluid and cursive, with the first letter 'D' being particularly large and prominent.

Daniel Pope  
Chief Planning Officer