

Application ref: 2020/0767/P  
Contact: Nathaniel Young  
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Date: 23 November 2020

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
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Moore Planning  
11 Bowden Rise  
Seaford  
BN25 2HZ

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Full Planning Permission Granted Subject to a Section 106 Legal Agreement**

Address:

**13 Tottenham Mews  
London  
W1T 4AQ**

Proposal:

Erection of single storey roof extension to facilitate the provision of additional office floorspace.

Drawing Nos: 183-200, 183-201, 183-202, 183-203, 183-300, 183-301, 183-400, 183-401, 183-402, 183-403, 183-210 Rev A, 183-211 Rev A, 183-212 Rev A, 183-213 Rev A, 183-214 Rev A, 183-310 Rev A, 183-311 Rev A, 183-410 Rev A, 183-411 Rev A, 183-412 Rev A, 183-413 Rev A, Daylight and Sunlight Study prepared by Right of Light Consulting dated 01.08.2018 & Construction Traffic Management Plan prepared by Mazcraft Design and Build

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 policy 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 183-200, 183-201, 183-202, 183-203, 183-300, 183-301, 183-400, 183-401, 183-402, 183-403, 183-210 Rev A, 183-211 Rev A, 183-212 Rev A, 183-213 Rev A, 183-214 Rev A, 183-310 Rev A, 183-311 Rev A, 183-410 Rev A, 183-411 Rev A, 183-412 Rev A, 183-413 Rev A, Daylight and Sunlight Study prepared by Right of Light Consulting dated 01.08.2018 & Construction Traffic Management Plan prepared by Mazcraft Design and Build.

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

- 4 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the works are begun:

a) Details including elevation and section plans at 1:10 scale with materials and finishes of all windows and external doors.

b) Details of all external facing materials including rainwater goods, walls and roofing materials (samples of materials to be inspected on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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 Local Plan (2017).

#### Informative(s):

- 1 Reasons for granting permission:

Policy E1 of the Local Plan supports proposals for the intensification of employment sites and premises where these provide additional employment and other benefits in line with Policy E2. Policy E2 encourages the provision of employment premises and sites in the borough and seeks to protect premises or sites that support the functioning of the Central Activities Zone (CAZ) or the local economy. The principle of adding additional office space in this location is therefore considered to be acceptable.

The proposal seeks to add an additional 61.2 sqm of office floorspace to the

host building and therefore Policy H2 does not apply and a contribution towards housing provision in the borough is not required.

Previous applications for roof extensions on this site recognised that extending upwards is acceptable in principle; however, the proposed designs were not considered to be acceptable due to their scale, height, materials and design and it was considered that they would fail to respect the host building and would thereby detract from the character and appearance of the wider area, including the conservation area. This was reiterated by the planning inspectorate under appeal ref: APP/X5210/W/19/3232175 where an inspector concluded that, for the most recently refused scheme (ref 2019/1124/P), the choice of zinc as a facing material for the extension would lead to an abrupt visual change at top floor level. The zinc clad extension would rise vertically beside the brick parapet walls at the top of the building, diminishing their existing visual function as a terminating feature of this flat roofed building. In consequence, the extension would jar with the remainder of the host building and its visual integrity would be undermined. The additional height, in combination with the materials used, would result in the creation of an extended building which appears incongruous and unduly prominent in relation to its surroundings.

The proposal has been amended so that the roof extension would be one storey in height and of a significantly reduced scale to the previously refused schemes. The new proposed height is more in keeping with the heights of the mews buildings on the eastern side of Tottenham Mews including being lower than the roof level of Nos 11-12 and as such the visual prominence, scale and bulk would be appropriate and respects the local context. The materials and details used would be architecturally sympathetic to the age and character of the building, using more traditional roof tiles to the front and matching brickwork to the rear as opposed to zinc. The proposed fenestration would be appropriately positioned, would be metal framed with glazing bar positions to match those on the lower floors and the proportions would respect the hierarchy of fenestration.

- 2 It was not considered that either of the previously refused schemes would cause undue harm in terms of visual privacy and outlook, sunlight, daylight and overshadowing. Given that the currently proposed extension would be of a smaller scale to the previously refused schemes, this remains the case. The applicant has re-provided the same Daylight and Sunlight Study which accompanied the previous application. It is worth noting that this document is now out of date as the Middlesex Hospital Annex has been partially demolished (the wings at the rear) to make way for the new mixed use development on the site (see planning history above). Nevertheless, it is considered that the proposal would not cause undue harm to the future occupiers of the development to the north, by virtue of its scale and design. It is likely that there would be some disruption during the construction period. Unlike the previously refused schemes, the applicant has agreed that the submission of a Construction Management Plan (CMP) with implementation support contribution of £3136 is to be secured through a legal agreement to protect the amenity of neighbouring residents.

Policy T1 of the Local Plan seeks to prioritise walking, cycling and public

transport in the borough. The London Plan 2016 requires 1 long-stay cycling space per 90 square metres of floor space and 1 short-stay cycling space per 500 square metres of floor space. No cycle parking spaces have been provided as part of the proposal; however, due to the constraints on the site, this is considered to be acceptable in this case. Policy T2 seeks to limit the availability of parking and requires all new developments in the borough to be car-free. The new office accommodation is to be secured as car-free through a legal agreement.

No objections were received following statutory consultation. The sites planning history and relevant appeal decisions were taken into account when coming to this decision. Special regard has been attached to the desirability of preserving or enhancing 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.

As such, the proposal is in general accordance with Policies G1, E1, E2, A1, A2, A4, D1, D2, CC1, CC2, CC3, CC4, CC5, T1, T2, T4, DM1 of the Camden Local Plan (2017). The proposed development also accords with the policies of the London Plan (2016), the London Plan Intend to Publish (2019) and National Planning Policy Framework (2019).

- 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).
- 4 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.
- 5 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 6 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at

<https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>  
or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

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 positioned above the typed name and title.

Daniel Pope  
Chief Planning Officer