

Application ref: 2020/2252/P
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Date: 15 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
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Resi
International House
Canterbury Crescent
Brixton
London
SW9 7QD

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
19 St Paul's Mews
London
NW1 9TZ

Proposal: Erection of a rear dormer window and 2x front rooflights.

Drawing Nos: Location Plan, Design, Access and Heritage Statement, 14266 - 401 A, 14266 - 104 A, 14266 - 105 A, 106 (P) Rev C, 107 (P) Rev C, 14266 - 203 A, 14266 - 203 A, 14266 - 302 A, 14266 - 101, 14266 - 102, 14266 - 103, 14266 - 201, 14266 - 202 and 14266 - 301

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: Location Plan, Design, Access and Heritage Statement, 14266 - 401 A, 14266 - 104 A, 14266 - 105 A, 106 (P) Rev C, 107 (P) Rev C, 14266 - 203 A, 14266 - 203 A, 14266 - 302 A, 14266 - 101, 14266 - 102, 14266 - 103, 14266 - 201, 14266 - 202 and 14266 - 301

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

Informative(s):

- 1 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).

- 2 Reasons for granting permission.

The application site contains a three-storey mid-terrace dwellinghouse. The site is within the Camden Square Conservation Area but is not listed. The proposal includes the erection of a rear dormer window and 2x front rooflights.

The proposed rear dormer has been reduced in size and scale since the original submission to accord with the requirements of the Council's CPG - Altering and extending your home and the existing dormers along the terrace at Nos. 3, 4 and 22 St Paul's Mews. The proposed dormer would be setback from the ridge and sloped edge of the roof by 0.5m and is considered an subordinate addition within the rear roof slope. The design of the rear dormer windows are smaller than the windows below and respect the hierarchy of windows. Whilst the rear dormer would be visible from the rear garden and Maiden Lane, given that the design and material are in keeping with character and appearance of the host building and the other dormers in the terrace, it is considered acceptable.

The proposed dormer would not cause harm in terms of neighbouring amenity due to the location within the roof slope and as the window would face the rear of the property. In addition, it is considered that no loss of light or overlooking would occur.

The proposed positioning and design of the 2x front roof lights are considered acceptable and would not be out of character with the wider terrace since several properties have existing front rooflights. The rooflights would preserve the character and appearance of the Conservation Area.

Two objections have been received and duly taken into consideration in the

determination of this application. The planning history of the site and surrounding area has been taken into account when coming to this decision. The Council's Conservation Officer has been consulted and no concerns were raised regarding the merits of the proposals.

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 Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposed development is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2016, the New London Plan 2020 and the NPPF 2019.

- 3 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.

- 4 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.

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 in the upper left quadrant of the page.

Daniel Pope
Chief Planning Officer