

Application ref: 2020/5496/P
Contact: Obote Hope
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Date: 26 January 2021

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

Quod
Quod
Ingeni Building
17 Broadwick Street
London
W1F 0DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
8 Tottenham Mews
London
W1T 4AE

Proposal: Replacement of rooflights and slates to front elevation; replacement of roof materials, upper floor window, access bridge and terrace balustrade, all to rear; and other minor external alterations.

Drawing Nos: 1259_Bericote_04_RP REVA; 1259_Bericote_05_FE REVA;
1259_Bericote_06_SS REVA; 1259_Bericote_LP; 1259_Bericote_10_RE REVA;
Design and Access Statement no date and AF/CW/Q090348.

The Council has considered your application and decided to grant permission subject to the following conditions:

Conditions and Reasons:

- 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

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: 1259_Bericote_04_RP REVA; 1259_Bericote_05_FE REVA; 1259_Bericote_06_SS REVA; 1259_Bericote_LP; 1259_Bericote_10_RE REVA; Design and Access Statement no date and AF/CW/Q090348.

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

Informatives:

1 Reasons for granting permission:

Planning permission is sought for a series of minor external alterations at a mixed use residential / office building to the roof, front and rear elevations as follows:

Front Elevation

- Installation of 3 no. replacement velux windows to match existing; and
- Installation of replacement rivendale slates to match existing

Roof

- Installation of new concrete effect tiles; and
- Installation of replacement bridge to match existing and relocated to gutter line.

Rear Elevation

- Installation of 1 no. aluminium window to match lower floors;
- Installation of new opaque glazed balustrade
- Installation of new cladded box section to conceal SVP pipe;
- Replacement of access bridge;
- Installation of new anthracite timber slatted cladding; and
- Installation of new wall lights.

The proposed changes to the rear hand rail, opaque glass, installation of the proposed cladded box section to conceal SVP pipe, the installation of new anthracite timber slatted cladding and the new wall lights to the rear at second floor level are considered acceptable and would relate well to the character and architectural style of the host building.

To the front elevation it is proposed to replace the 3 x velux windows to match existing and the proposed changes to the windows would be similar in appearance and size to the existing windows and considered appropriate in its setting. The installation of replacement slates which matches the overall design of the existing slate tiles in colour and texture would preserve the appearance of the host building.

At roof level, the proposed concrete effect tiles and the proposed slate are of a high quality that would maintain the appearance of the host building. The overall changes being proposed would not harm the appearance of the building or the conservation area.

The proposed changes do not introduce any significant impact to neighbouring amenity.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize 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 proposal is in general accordance with policies A1, D1 and D2 of the Camden Local Plan 2017; the proposal is in general accordance with Policies, Publication London Plan 2020; and the provisions of the National Planning Policy Framework 2019.

- 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.
- 4 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.

- 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.

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 printed name and title of the signatory.

Daniel Pope
Chief Planning Officer