

Application ref: 2020/5945/P
Contact: Tony Young
Tel: 020 7974 2687
Email: Tony.Young@camden.gov.uk
Date: 30 March 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

800 Group
Cranborne Road
Potters Bar
EN6 3JN

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
17 Murray Mews
London
NW1 9RH

Proposal:
Erection of a roof extension and associated works to dwelling house (Class C3).

Drawing Nos: (134/P-)01, 02, 03, 12 Rev D, 13 Rev D; Design and access statement from 800 Group dated 22/12/2020.

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 policies 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: (134/P-)01, 02, 03, 12 Rev D, 13 Rev D; Design and access statement from 800 Group dated 22/12/2020.

Reason:

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

- 4 Before the relevant part of the work is begun, 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:

a) Details including sections at 1:10 of all windows and louvres;

b) Manufacturer's specification details of all facing materials (to be submitted to the local planning authority)

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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

This planning application is a resubmission of a previously approved and now expired application for predominantly similar works (approved on 06/02/2013 under reference 2012/6609/P). Since the previous application was granted, the new Camden Local Plan 2017 has been adopted; however, there have been no material changes to the relevant design and heritage policies or site context that would affect its acceptability.

The current proposal differs from the approved scheme in 2013 through the exclusion from the proposals of a roof gantry ladder and rails, and a street level security screen. The current application also differs through the proposed installation of an insulated solid flat roof, removal of existing roof glazing, and renewal of existing skylight glazing, including 6 x openable glazed panels. All alterations are considered to be relatively modest and involve no significant change to the approved scheme.

As with the previous approval, the proposed extension would abut the existing glazed slope and would be rectangular in shape, measuring approximately 3.3m wide and 4.8m deep, ensuring that 3.2m of flat roof space would remain in front of the proposal. The extension would sit towards the back of the flat

roof space and project forward from the glazed slope adjoining it by 0.8m. The visible height would be approximately 1.65m and the proposed extension would sit 600mm higher than the existing glazed slope.

As a result, the proposal would only be marginally visible at street level when viewed directly across the road and there would be limited views from the south due to the existing bulk formed by both side and front elevations at No.15. There are a mix of building heights along the Mews (between 2 and 2.5 storeys), including a neighbouring building (No.21) which has a pitched roof of similar height to the existing glazed roofslope at No.17. As such, the proposal would not be noticeably different in height within this context.

Overall, the proposal is considered to be a sympathetic and unobtrusive addition, in keeping with the light industrial aesthetic of the existing building and locality in terms of its design, form, size, position and materials. The precise details of windows, louvres and facing materials have not been submitted, and as such, a condition has been added requiring full details to be provided and approved by the Council before the relevant part of the work is begun. Subject to this, the proposal is considered to preserve and enhance the character and appearance of the Camden Square Conservation Area, and is acceptable.

The location and size of the proposed roof extension is such that it is not considered to cause any significant adverse impact on the amenity of neighbouring residential properties. Windows on the rear and front are sufficiently distant from any neighbouring properties, and while the extension is glazed, the opaque finish and louvred glazing system would ensure that any views towards neighbouring windows are restricted.

The site's planning and appeals history has been taken into account when coming to this decision. No objections have been received following statutory consultation.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Camden Square Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) 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 London Plan 2021 and 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 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.

- 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.

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



Daniel Pope
Chief Planning Officer