

Application ref: 2020/1175/P
Contact: Joshua Ogunleye
Tel: 020 7974 1843
Email: Joshua.Ogunleye@camden.gov.uk
Date: 20 May 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

MRPP
21 Buckingham Street
London
WC2N 6EF

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted and Warning of Enforcement Action

Address:
10B Warren Mews
London
W1T6BY

Proposal:
Erection of a front elevation glazed porch (retrospective).
Drawing Nos: Planning and Heritage Statement; Site location plan; Original plans 20-A011, 20-A012, 20-A013; Proposed plans 20-A021 rev A, 20-A022, 20-A023, 20-A024 rev A.

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 The development hereby permitted shall be carried out in accordance with the following approved plans- Planning and Heritage Statement; Site location plan; Original plans 20-A011, 20-A012, 20-A013; Proposed plans 20-A021 rev A, 20-

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

- 3 The porch hereby approved shall be installed with a door that opens in an inward direction only, in accordance with the approved plans, and shall be permanently retained and maintained as such.

Reason: In order to maintain a clear passage for pedestrians on the highway and avoid obstruction of the adjacent property's front entrance in accordance with policies A1 and T1 of the London Borough of Camden Local Plan 2017.

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 This consent is without prejudice to, and shall not be construed as derogating from, any of the rights, powers, and duties of the Council pursuant to any of its statutory functions or in any other capacity and, in particular, shall not restrict the Council from exercising any of its powers or duties under the Highways Act 1980 (as amended). In particular your attention is drawn to the need to obtain permission for any part of the structure which overhangs the public highway (including footway). Permission should be sought from the Council's Engineering Service Network Management Team, Town Hall, Argyle Street WC1H 8EQ, (tel: 020 7974 2410) or email highwayengineering@camden.gov.uk.

- 3 Warning of enforcement action to be taken:

The applicant is reminded that the present structure is unlawful until the door is refitted to open inwards in accordance with the scheme hereby approved. In the event that the necessary work is not undertaken to achieve compliance within a period of 3 months from the date of this decision, the Council will consider serving an enforcement notice, failure to comply with which will render the current or successive owner(s) liable for prosecution.

- 4 Reasons for granting permission.

The porch, which has already been erected, replaces a previous cage structure enclosing the stairwell to the basement entrance of the application premises. This provides both security and weather protection for the entrance. The minimalist glazed nature of the structure and positioning towards the far corner of the mews mitigates any visual impact it might have on the built pattern of the mews where projecting enclosures are not a feature, thus avoiding any harm to the character and appearance of the Fitzroy Square Conservation Area. The pre-existing mesh enclosure which was long established is also a material

consideration; the proposed glazed structure is considered a tidier design solution, albeit with a slightly increased projection to provide more comfortable access.

Whilst projecting forward of the main façade into the highway, it does not cause any obstruction to pedestrians because of its location at the end of the mews. An outward opening door, which did obstruct the entrance to an adjoining property, has been revised to an inward opening door making the proposal acceptable- this is secured by condition. An informative is added to advise that this alteration needs to be made with 3 months or enforcement action will be taken.

Being entirely glazed, the structure also does not materially block light or outlook from the adjoining property.

Two objections were received prior to making this decision. These and the planning history of the site have been taken into account when coming to this decision.

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 C5, D1, D2, A1 and T1 of the London Borough of Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2019.

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 written over a light blue rectangular background.

Daniel Pope
Chief Planning Officer