

Application ref: 2021/2361/P
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Date: 29 June 2021

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Faegen
Workshop at Michaelchurch Court
Herefordshire
HR20JR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
3 Whittlebury Mews West
London
NW1 8HS

Proposal: Erection of second floor level extension to cover existing roof terrace
Drawing Nos: F30/LOC/001 (P1); F30/GA/001 (P1); F30/GA/002 (P1); F30/SEC/001 (P1); F30/SEC/002 (P1); F30/ELEV/001 (P1); F30/ELEV/002 (P1); F30/GA/101 (P1); F30/GA/102 (P1); F30/SEC/102 (P1); F30/ELEV/101 (P1); F30/ELEV/102 (P1); Design and access statement (dated May 2021)

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 if in CA] 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: F30/LOC/001 (P1); F30/GA/001 (P1); F30/GA/002 (P1); F30/SEC/001 (P1); F30/SEC/002 (P1); F30/ELEV/001 (P1); F30/ELEV/002 (P1); F30/GA/101 (P1); F30/GA/102 (P1); F30/SEC/102 (P1); F30/ELEV/101 (P1); F30/ELEV/102 (P1)

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

- 4 Prior to occupation of the extension hereby permitted, all glazing to the rear elevation at 2nd floor level (which face towards Gloucester Avenue) shall be fixed shut and fitted with obscure glazing to a height of 1.8m internally and shall be permanently retained and maintained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017

- 5 A) The replacement green roof to the extension hereby permitted shall be installed prior to first occupation and thereafter shall be permanently retained and maintained.

B) The replacement green roof shall be installed and maintained in accordance with the details the details approved under approval of details application ref 2015/3001/P (dated 16/10/2015) or other details which have first been submitted to and approved in writing by the local planning authority. Any such resubmission must include details of species, planting density, substrate and a section at scale 1:20 showing that adequate depth is available in terms of the construction and long term viability of the green roof, and a programme for an initial scheme of maintenance

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies G1, CC1, CC2, CC3, CC4, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

Whittlebury Mews West is a modern infill development comprising six houses in three pairs. Originally part two, part three storeys, most have undergone extensions at roof level infilling the roof terrace to make them a full three storeys.

The proposal involves an extension at second floor level to cover the existing roof terrace. It would be designed, in terms of both massing and architectural detailing, to match the other extensions at this level at no's 4, 5 and 6 Whittlebury Mews West. The proposed extensions would not be readily visible in public views other than in glimpses from passing trains and the footbridge to the north, though it would remain visible in private views from properties along Gloucester Avenue. Given the extension would correspond with similar extensions carried out recently at other properties in the building group, the visual impact is acceptable.

Amenity space would be lost at second floor level but the property would retain a private terrace at lower ground floor level.

A condition would ensure the green roof lost to the extension is replaced on the roof of the proposed extension to ensure consistency with the SUDS of the original consent.

The proposal is considered to preserve the character and appearance of the conservation area. 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.

The rear windows would be obscure glazed (secured by condition) so the proposal would not introduce any new views. It is considered the additional massing would be sufficient distance from neighbouring windows on the rear of Gloucester Avenue properties for there to be no significant adverse impact on the outlook or daylight levels of adjoining residential occupiers.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

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 2021 and the National Planning Policy Framework.

- 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 The applicants are reminded of the need to submit an Asset Protection Initial Enquiry Questionnaire to Network Rail using the following email address in advance of commencing works: AssetProtectionLNWSouth@networkrail.co.uk
- 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, 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.

- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 6 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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