

Application ref: 2020/5469/P  
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Date: 14 April 2021

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

Phone: 020 7974 4444

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Mr Tom Clark  
28 Collins Tower  
Blues Street  
London  
E8 3BG

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**8 Richardson's Mews**  
**London**  
**W1T 6BS**

Proposal:  
Installation of replacement metal framed windows and the installation of solar panels on the flat roof.

Drawing Nos: 002\_PI\_001, 002\_PI\_003, 002\_PI\_004, 002\_PI\_005, 002\_PI\_006, 002\_PI\_007, 002\_PI\_008, 002\_PI\_009, 002\_PI\_203, 002\_PI\_204, 002\_PI\_208, 002\_PI\_209 (Received 24/11/2020), 002\_PI\_205 Rev A, 002\_PI\_206 Rev A, 002\_PI\_207 Rev A, SM325M(FB) Residential line, Aluk 58BW (Received 18/01/2021)

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 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: 002\_PI\_001, 002\_PI\_003, 002\_PI\_004, 002\_PI\_005, 002\_PI\_006, 002\_PI\_007, 002\_PI\_008, 002\_PI\_009, 002\_PI\_203, 002\_PI\_204, 002\_PI\_208, 002\_PI\_209 (Received 24/11/2020), 002\_PI\_205 Rev A, 002\_PI\_206 Rev A, 002\_PI\_207 Rev A, SM325M(FB) Residential line, Aluk 58BW (Received 18/01/2021)

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

Informative(s):

- 1 Reasons for granting permission.

The proposed aluminium framed windows would replace existing uPVC framed casement windows of the same size, design and colour. They would be fitted into existing openings and be visually aligned with other fenestration detailing along the terrace. The proposed size and design would have an acceptable impact on the character and appearance of the host property and the wider conservation area.

The proposed 12 PV panels on the main flat roof would have a projection of 0.3m above the roof plane and be 0.15m above the parapet. The proposed panels would be largely obscured from public view given their setback from the parapet walls. However they would be visible from the rear windows of neighbouring properties along the terrace. Overall, the proposed alterations would have an acceptable impact on the character and appearance of the host property and the surrounding 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.

Given that the proposed PV panels would be located flat on the flat roof, they would not give rise to adverse neighbouring amenity impacts.

One comment was received from neighbouring properties. This and the site's planning history was taken into account when determining this application.

The proposed development is in general accordance with policies A1, CC1, D1 and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the provisions of the National Planning Policy Framework 2019.

- 2 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.
- 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 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).

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