

Application ref: 2021/3161/P
Contact: Tony Young
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Date: 30 November 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

Tony Michael
73 Alpha Road
Birchington
Kent
CT7 9ED

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 St Paul's Mews
London
NW1 9TZ

Proposal: Replacement of existing up and over garage doors to side hinged double doors on front elevation and associated conversion of integral garage to habitable room, including insertion of conservation type rooflights to rear roofslope in connection with loft conversion.

Drawing Nos: 9SPM 01; 02; 101; 104; 105; 201; 204; 205.

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 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 9SPM 01; 02; 101; 104; 105; 201; 204; 205.

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

Informative(s):

- 1 Reasons for granting permission.

The proposals are considered minor alterations that would not harm the character or appearance of the host building, the surrounding mews, or the wider Camden Square Conservation Area. The existing up-and-over garage doors would be replaced with side-hinged doors of the same style, size, material and colour and would therefore preserve the character of the property and surrounding terrace. There is no consistency in the size or design of rooflights that have been installed within the rear roof slopes of the neighbouring properties within the mews. Given this context, the location of the rooflight on the rear roof slope, and its conservation-style design, the proposed rooflight would not be considered harmful to the character or appearance of the building, the terrace of which it forms a part or the surrounding Camden Square Conservation Area.

The altered garage doors and rooflights are not considered to result in any harm to neighbouring occupants in terms of a loss of privacy, daylight or outlook.

Although the proposal would result in the loss of the original garage which is required to be retained by a condition of the original planning permission dated 23.7.87 (reference 8701220), it is considered that this would not create parking congestion in the surrounding area. The host building sits within a private gated mews which benefits from a separate overflow parking area, and there is enough room to park a car outside the property without obstructing traffic, in the same way as many residents already do.

No objections have been received. The site's planning history and relevant appeal decisions were 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 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 D1, D2 and A1 of the Camden Local Plan 2017.

- 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, 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 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).
- 4 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.

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 2021.

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