

Application ref: 2020/0741/P  
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**Development Management**  
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SM Planning  
80-83 Long Lane  
London  
EC1A 9ET

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Approval of Details Granted**

Address:

**Wells Court**  
**Oriel Place**  
**London**  
**NW3 1QN**

Proposal:

Details of conditions 6 (windows/materials) and 7 (cycle parking) of permission ref 2016/4890/P dated 22.11.2016 for the 'Erection of mansard to provide 2 x 2 bedroom flats (Class C3) and associated alterations' (Retrospective).

Drawing Nos: Wells court materials note (condition 7) dated 08.02.22 prepared by SMPlanning, P-A001 Rev PL01 (cycle parking plan)

The Council has considered your application and decided to grant permission.

Informative(s):

1 Reasons for approving details:

The development appears to have been completed and as such this application is retrospective. The applicant has submitted information in order to satisfy the requirements of conditions 6 (windows/materials) and 7 (cycle parking) of permission ref: 2016/4890/P dated 22/11/2016.

The cycle parking would consist of 2 Sheffield stands (4 spaces) that would be

located on the ground floor of the site in the rear courtyard area, accessible via a side passage (and therefore convenient to use). After amendments, the cycle parking would be covered by a timber structure with a GRP. The cycle parking meets policy requirements and as such condition 6 can be discharged (retrospectively).

Photographs (along with drawings) have been provided of the constructed mansard roof extension and dormer windows in situ. The roof extension and dormer windows appear to be in accordance with approved drawings of the parent application. It can be seen from the photographic evidence provided that the mansard roof is appropriately finished with man-made slate. The dormers are appropriately finished with lead cheeks and contain either timber casement doors or timber sash windows painted white. Finally, the surrounding railings are powder coated steel, painted black and of a design in keeping with the character and appearance of the conservation area. The materials and detailing of the mansard roof and dormer windows meet policy requirements and as such condition 7 can be discharged (retrospectively).

No objections were received prior to making this decision. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposed details are in general accordance with policy D1, D2 and T1 of the Camden Local Plan 2017.

- 2 You are advised that all conditions which require approval under application ref: 2016/4890/P dated 22/11/2016 have been discharged.

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