

Application ref: 2021/2706/P
Contact: Elaine Quigley
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Date: 13 April 2022

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

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Casswell Bank Architects
3a Trafalgar Mews
London
E9 5JG
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**11 John's Mews
London
WC1N 2PA**

Proposal:

Replacement of the glazing within the existing roof lantern in the existing single family dwelling.

Drawing Nos: 156_L01_01; 156_L02_01; 156_L04_01; 156_L12_01A; 156_L14_01A;
Design, access and heritage statement revision A prepared by Casswell Architects
dated March 2022.

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: 156_L01_01; 156_L02_01; 156_L04_01;

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

- 3 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.

Informative(s):

- 1 Reasons for granting permission.

The proposed works would have very limited impact on the external appearance of the host building and character of the conservation area. The proposal would include replacement of the existing fenestration within the roof lantern to improve thermal efficiency and removal of the TV aerial. The size of the glazed panels on the front sloping section of the roof lantern would be modestly increased however it would not alter the character or appearance of the building as a whole and would be considered acceptable. The use of modern materials including aluminium grey frames for the replacement glazing is considered acceptable in this modern 1980's mansard addition. The amendments would remove any increase to the height and bulk of the existing mansard which is already considered large and bulky in relation to the character and appearance of the building which is identified as a positive contributor and the terrace as a whole. The minor changes included within the proposal would preserve the character and appearance of the terrace and the wider conservation and the removal of the high TV aerial is welcomed.

The non-opening glass blocks on the rear part of the existing roof lantern would be replaced with opening DGU windows. The windows would be 2.7m above the internal floor level of the third floor and would be located at the rear of the sloping lantern rooflight. Due to the decision and location, there would be no direct views from these windows to windows of neighbouring properties. There would be no impact on the amenity of the neighbouring occupiers in terms of overlooking, loss of outlook, or daylight.

Following objections from the Conservation Area Advisory Committee to the increase height of the mansard and installation of PV panels, the proposal was revised to omit raising the height of the parapet walls and roof lanterns and also includes the removal of the PV solar panels. The changes are considered to address the concerns of the CAAC. No further objections were received prior to making this decision. The planning history of the site has 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 s72 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 A1, D1 and D2 of the London Borough of Camden Local Plan 2017. The proposed development also accords with policies of the London Plan 2021 and the National Planning Policy Framework 2021.

- 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

A handwritten signature in black ink, appearing to read 'DPope', is positioned above the printed name and title.

Daniel Pope
Chief Planning Officer