

Application ref: 2021/4597/P
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Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
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London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
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Mr S Walter
59 Nutley Lane
Reigate
RH2 9HP

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat B
5 Mornington Place
London
NW1 7RP

Proposal: Replacement doors and windows

Drawing Nos: 1855/01/P01, 1855/02/P01, 1855/03/P01, 1855/04/P01, 1855/05/P01,
1855/06/P03, 07/P02, 08/P02, 09/P02, 10/P02, 11/P01, 12/P01, 13/P01 and 14/P01.

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- 1855/01/P01, 1855/02/P01, 1855/03/P01, 1855/04/P01, 1855/05/P01, 1855/06/P03, 07/P02, 08/P02, 09/P02, 10/P02, 11/P01, 12/P01, 13/P01 and 14/P01.

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 alterations to the basement flat at 5 Mornington Place are modest and are proposed as minor refurbishment to update and improve the property. The proposals are sympathetic and respectful of the original listed building, the surrounding listed buildings and the wider context of Camden Town Conservation Area. The property is part of a terrace of listed properties, which also includes no's 3, 4, 6, 7 Mornington Place.

The proposal includes replacement of the windows to the front façade, replacement of the windows to the rear façade with a door and window, and replacement of fenestration on the side façade facing the rear external courtyard with door and windows, and relocation of the meter box.

The fenestration and door changes are considered as positive alterations that replace units that are non-original and detract from the property. To the front façade the existing window is a non-period and is to be replaced with a timber framed tripartite arrangement with a central sash. There are a range of fenestration examples observed along the terrace of listed properties at basement level, but this is considered an appropriate arrangement which will enhance and preserve the historic value of the property.

To the rear there are two facades which face onto a small external courtyard. The main rear elevation which looks out from the bedroom would have a period door and sash window to replace an existing non-period window. The elevation separating the dining area and external courtyard would have a period door with windows either side. Door and windows to both these courtyard-facing facades would be finished with white paint and be timber with single glazing and putty fillets.

In terms of neighbouring amenity there is no expected impact from the external alterations and re-positioning of the meter box. The fenestration changes are all replacements to existing windows and therefore no change in outlook and overlooking is considered to occur. This is due to the modest nature of the proposals and the focus on refurbishing and improving the existing features

without any increase in floor area or more radical change. Alterations are subordinate and preserve and enhance the listed status of the property without any detrimental effect.

No objections have been raised. The application 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 and s.72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

Special regard has been attached to the desirability of preserving the listed building and its features of special architectural or historic interest, under s.16 of the Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

The proposal is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017. The proposal also accords with the London Plan 2021; and the provisions of the National Planning Policy Framework 2021.

- 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 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.
- 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.

- 5 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 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 written over a light grey rectangular background.

Daniel Pope
Chief Planning Officer