

Application ref: 2021/3139/P
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Date: 1 November 2022

Development Management
Regeneration and Planning
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planning@camden.gov.uk
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Tony Meadows
1B Fitzroy Mews
London
W1T 6DE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
1B Fitzroy Mews
London
W1T 6DE

Proposal: External alteration to infill central windows on front elevation and removal of central window from front mansard roof.

Drawing Nos: Location Plan 001, Elevations 002 rev 2 23 July 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: Location Plan 001, Elevations 002 rev 2 23 July 2022.

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 proposal involves infilling the central window at first and second floor and the removal of the central mansard roof window to achieve adequate fire separation. This is due to the existing wall between houses 1 and 1B Fitzroy Mews not being fire suitable, and the smoke and sound separation between the two residential properties not being in accordance with building regulations. The works would involve cutting through the floor and roof joists and re-supporting them on a new wall. The works would also provide an adequate fire separation at the building's brick elevation where the separating wall abuts and blanks out the central windows. The window infills over the first and second floors would be infilled with bricks to match the existing with lintels above the windows similar to the existing. The existing mansard roof's central window would also be infilled with bricks and roof tiles to match the existing roof design and form.

The proposed works would be modest and would allow the building to keep its traditional form and maintain symmetry between the two buildings but appear as one. The proposal would preserve the existing character and appearance of the subject building and surrounding conservation area.

Due to the minor works of the proposal and the fact that no extensions or enlargements are proposed it is not considered the works would result in any significant loss of residential amenity to the neighbouring properties from loss of light, overlooking or overbearing impacts.

Two objections were initially received from a resident and the CAAC in relation to a mansard extension, balcony and large vertical window which were initially proposed. These elements were omitted from the proposal over the course of the application, and the revisions are considered to address the concerns raised. The new plans were sent to the CAAC whom after reviewing chose to withdraw their objection. 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 s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. Act (ERR) 2013.

Therefore, it is considered that the proposed extensions would not significantly

detract from the character and appearance of the subject dwelling or the surrounding area. The proposal would be in general accordance with policies A1, D1 and D2 of the London Borough of Camden Local Plan 2017, as well as the London Plan 2021 and NPPF 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 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:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully



Daniel Pope
Chief Planning Officer