

Application ref: 2021/3454/P
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted Subject to a Section 106 Legal Agreement

Address:

**9 Doughty Mews
London
WC1N 2PG**

Proposal:

Erection of an extension at second floor level, installation of new high level windows on the ground floor rear elevation and alterations to the rear elevation all in association with the existing single family dwelling.

Drawing Nos: 307-PA-01 rev A; 307-PA-02; 307-PA-03; 307-PA-04 rev C; 307-PA-05 rev C; 307-PA-06 rev D; 307-PA-07 rev C.

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: 307-PA-01 rev A; 307-PA-02; 307-PA-03; 307-PA-04

rev C; 307-PA-05 rev C; 307-PA-06 rev D; 307-PA-07 rev C.

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.

- 4 Notwithstanding the details shown on approved drawing no: 307-PA-05 rev C the flat roof at second floor level shall be accessed for maintenance purposes only and shall not be used as a roof terrace.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission:

The proposal has been revised during the course of the application to omit the majority of works relating to the front elevation including the replacement of existing windows and the enlargement of window openings and the removal of the chimney breast. These elements are considered to provide a uniqueness and variety in the expression of the architectural design which gives vertical emphasis and a sense of quirkiness to the mews building which is identified as a positive contributor to the character and appearance of the Bloomsbury conservation area. The works to the front façade have been confined to the front entrance where the existing store door would be replaced with a new door that would include a small-paned window above the timber panelling. This is characteristic of a feature in the original mews buildings and similar to the other 19th century mews buildings along this part of the street. The works would preserve the character and appearance of the building and the surrounding conservation area.

It is proposed to erect a single storey extension at roof level that would infill part of the flat roof to create a shower room at second floor level. The extension would be modest in size and would be set down below the main ridge of the roof by 0.3m. Its size, height and materials would ensure that it remains subordinate to the main roof and would not harm the character or the appearance of the building. The extension would not project beyond the main rear elevation and would not affect the setting of the listed buildings to the rear that front onto Doughty Street. Due to its size and location at the rear the extension would be screened from any public vantage point and would not harm the character or appearance of the conservation area. Rooflights would be installed within the existing front terrace area to provide more light to the internal stairs and also on the flat roof at the rear. The rooflights would be

screened by the existing parapet walls that enclose the roof and they are considered to be acceptable.

A row of high level windows would be installed in the rear elevation at ground floor level. These would not harm the character or appearance of the building and would be considered acceptable. The second floor fenestration at the rear would be replaced and this would be acceptable in design terms.

The Bloomsbury CAAC objected to the installation of solar panels on the front part of the roof due to their visual prominence from longer views along the mews. The solar panels have been omitted from the scheme to address these concerns. No other objections were received to the proposal.

The proposal includes a new door opening at second floor level to create access onto the flat roof to be used as a roof terrace. Although the separation distance between the rear of the application property and the neighbouring property at 13 Doughty Street is approximately 16m the application property has no rear garden and its rear elevation is on the boundary with this property. A roof terrace at this level could result in perceived overlooking into the rear garden of no. 13 and it would therefore potentially be harmful in terms of loss of privacy. A condition would be attached to restrict access to the roof area for maintenance purposes only. There would be no amenity impacts from the other elements of the scheme.

Although the works are relatively minor in nature the mews is a narrow street and there is no access to the building from the rear. Any construction traffic could have an impact on residents accessing the mews. A construction management plan (CMP) would be required to minimize the impact on the highway infrastructure and neighbouring community. A CMP and associated CMP Implementation support contribution of £3,920 would be secured by a section 106 legal agreement in accordance with Policy A1.

- 2 As such, the proposed development is in general accordance with policies D1, D2, and A1 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.
- 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 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).

- 5 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.

- 6 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.
- 7 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 8 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer