

Application ref: 2022/3964/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 2 December 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk/planning

IMBY3 Ltd
97 Clitherow Avenue
Hanwell
W7 2BL
London

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted

Address:
4 Brecon Mews
London
Camden
N7 0BN

Proposal:

Variation of condition 2 (approved drawings) of planning permission 2021/2225/P for 'Erection of single storey side extension at second floor level' granted on 29/07/2021.
Drawings to allow for amended roof design.

Drawing Nos: Location Plan, Design & Access Statement (BILD - 14/09/2022),
Drawings: 21.169: 200, 201, 202, 211, 212, 213, 214, 215, 216, 217, 218

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 28/07/2024.

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 drawings/documents:

Location Plan, Design & Access Statement with addendum (BILD - 14/09/2022), Drawings: 21.169: 200, 201, 202, 211, 212, 213, 214, 215, 216, 217, 218

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

- 3 Before the relevant part of the work is begun, detailed drawings/samples of materials (as indicated below) shall be submitted to and approved in writing by the local planning authority:

- a) Sections and plans at 1:10 of the roof and balustrade
- b) Updated north and side elevations at 1:50 to reflect any changes proposed within a) above
- c) Samples of the aluminium roof material and timber columns

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting planning permission:

On 28/07/2021 planning permission 2021/2225/P for the erection of a single storey side extension at second floor level at the site was approved. The approved scheme consisted of glazed walls with timber fins and a curved standing seam aluminium roof. Subject to constructional details of the roof and the treatment of a glazed balustrade it was considered to represent a high quality design solution which would uphold the quality of the townscape.

It is now proposed to vary the design of the extension by way of the formation of a similarly sloped/pitched roof but without the curvature. This is as a result of the approved roof not being buildable due to the geometries involved. The proposed materials remain the same.

The now proposed roof would remain a visually stimulating feature which would uphold the quality of the townscape.

There are no other planning issues raised under the current proposal. The extension is otherwise the same as under planning permission 2021/2225/P and no new impacts on amenity would arise.

Planters are shown on the proposed plan and elevation but these would either not require planning permission, or, if they should need planning permission, they do not harm the amenity or appearance of the site or surrounding area and would be acceptable.

No objections have been received following statutory consultation on the application. The site's planning history has been taken into account when determining the application.

As such, the proposal is in general accordance with policies A1 (Managing the impacts of development) and D1 (Design) of the Camden Local Plan 2017, the London Plan 2021 and the National Planning Policy Framework 2019.

- 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:

[https://www.gov.uk/appeal-planning-decision.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', is positioned in the upper left quadrant of the page. The signature is fluid and cursive.

Daniel Pope
Chief Planning Officer