

Application ref: 2022/2735/P
Contact: Nathaniel Young
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Date: 1 December 2022

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

Phone: 020 7974 4444

planning@camden.gov.uk

www.camden.gov.uk/planning

11 Bowden Rise
Seaford
BN252HZ

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Variation or Removal of Condition(s) Granted Subject to a Section 106 Legal Agreement

Address:
13 Tottenham Mews
London
Camden
W1T 4AQ

Proposal:

Variation of condition 3 (approved drawings) of permission ref: 2020/0767/P dated 23/11/2020 for the 'Erection of single storey roof extension to facilitate the provision of additional office floorspace' namely to increase the height of the approved roof extension (approx. 200mm).

Drawing Nos: Superseded: 183-213 Rev A, 183-214 Rev A, 183-310 Rev A, 183-311 Rev A, 183-410 Rev A, 183-411 Rev A, 183-412 Rev A, 183-413 Rev A

Proposed: 183-213 Rev B, 183-214 Rev B, 183-310 Rev B, 183-311 Rev B, 183-410 Rev B, 183-411 Rev B, 183-412 Rev B, 183-413 Rev B, 183-310 Rev C, 183-311 Rev C, 183-100

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 23/11/2023 being the end of three years from the date of the original permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans:

183-100, 183-200, 183-201, 183-202, 183-203, 183-300, 183-301, 183-400, 183-401, 183-402, 183-403, 183-210 Rev A, 183-211 Rev A, 183-212 Rev A, 183-213 Rev B, 183-214 Rev B, 183-310 Rev B, 183-311 Rev B, 183-410 Rev B, 183-411 Rev B, 183-412 Rev B, 183-413 Rev B, 183-310 Rev C, 183-311 Rev C, Daylight and Sunlight Study prepared by Right of Light Consulting dated 01.08.2018 & Construction Traffic Management Plan prepared by Mazcraft Design and Build.

- 4 Reason: For the avoidance of doubt and in the interest of proper planning. Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority before the relevant part of the works are begun:

a) Details including elevation and section plans at 1:10 scale with materials and finishes of all windows and external doors.

b) Details of all external facing materials including rainwater goods, walls and roofing materials (samples of materials to be inspected on site).

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 policies D1 and D2 of the Local Plan (2017).

Informative(s):

- 1 Reason for granting approval:

The variation of condition 3 (approved drawings) of planning permission 2020/0767/P is increase the height of the approved roof extension by approx. 200mm. The style and materiality of the extension would remain as approved. The amended roof extension would remain subordinate to the host building. The additional 200mm would not result in any significant harm when viewed in

the context of neighbouring properties. The proposal would continue to preserve the character and appearance of the host property and wider conservation area. The additional 200mm would also not result in any undue harm to neighbouring amenity in terms of loss of light, outlook or privacy.

The full impact of the proposed scheme has already been assessed by virtue of the previous permission 2020/0767/P dated 23/11/2020. In the context of the approved scheme, the proposed amendment is considered to be minor and would not raise any new issues or alter the substance of the approved scheme. Therefore, the proposals constitute a minor material amendment to the approved development.

No objections were received as a result of statutory consultation. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

Special regard has been attached to the desirability of preserving or enhancing 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.

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

- 2 You are advised that this decision relates only to the changes highlighted on the plans and/or set out in the description and on the application form and shall only be read in the context of the substantive under application reference: 2020/0767/P dated 23/11/2020 and is bound by all the conditions attached to that permission.
- 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 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).

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>.

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