

Application ref: 2022/4822/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Email: Ewan.Campbell@camden.gov.uk
Date: 13 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

Hollis Global Limited
Battersea Studios
80-82 Silverthorne Road
Nine Elms
London
SW8 3HE

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
44-46 Castle Mews
London
NW1 8SX

Proposal:

Demolition of existing lean-to extension and erection of a new single storey lean-to extension with access doors.

Drawing Nos: 114266 - HLS - XX - XX - DR - G - 10103, 114266 - HLS - XX - XX - DR - G - 10104, 114266 - HLS - XX - XX - DR - G - 10200, 114266 - HLS - XX - XX - DR - G - 10250, 114266 - HLS - 00 - ZZ - M2 - B - 10400 (Rev C00), 114266 - HLS - 00 - ZZ - M2 - B - 10450 (Rev C02), ARCH129 - MCB - XX - XX - DR - C - 0200 (Rev S2 P5), Design and Access Statement (21/10/2022)

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- 114266 - HLS - XX - XX - DR - G - 10103, 114266 - HLS - XX - XX - DR - G - 10104, 114266 - HLS - XX - XX - DR - G - 10200, 114266 - HLS - XX - XX - DR - G - 10250, 114266 - HLS - 00 - ZZ - M2 - B - 10400 (Rev C00), 114266 - HLS - 00 - ZZ - M2 - B - 10450 (Rev C02), ARCH129 - MCB - XX - XX - DR - C - 0200 (Rev S2 P5) and Design and Access Statement (21/10/2022)

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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The site occupies the arches below the overground railway line to the north of the Builders Merchants.

The existing lean-to extension is of poor quality and piecemeal in nature. The construction seems disordered and seems to have been added incrementally rather than as a uniform design. Currently the extension has two maximum heights of 4.3m then stepping up to 5.1m and is almost flush with the boundary wall.

The proposed lean-to design is considered appropriate for this industrial setting and, considering the scale of the existing one, does not appear overbearing or excessive within the context of the site. Whilst the overall height is raised to the maximum height of the existing extension, it has been set in appropriately by 1.0m from the share boundary and therefore reducing its impact. The changes to front arch by including a single roller shutter door is acceptable and appropriate for this location.

In terms of materials, the metal panelling in various shades of grey is also considered appropriate for the site and, as this is used all over the extension, provides a uniform appearance. Overall it is considered that the replacement extension will enhance the appearance of the site and area.

In terms of amenity, to one side there are the railway arches and to the other is the residents' car park and street, therefore the impact on amenity will be very limited.

No objections have been received prior to making this decision. The planning history of the site has been taken into account when coming to this decision.

As such, the proposed development is in general accordance with policies A1 and D1 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and 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.

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 positioned above the printed name and title.

Daniel Pope
Chief Planning Officer