

Application ref: 2022/5538/P
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Date: 2 March 2023

Development Management
Regeneration and Planning
London Borough of Camden
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54 Hale Lane
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Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

1 Steele's Mews South
London
Camden
NW3 4SJ

Proposal: Partial demolition of roof on either side of existing side dormer to create a wider terrace at second floor level; replacement of all roof lights with double glazed conservation style units; replacement of all windows with double glazed timber framed windows to match existing; installation of two new smaller skylights to replace the existing single unit at second floor; and installation of new timber framed doors to the first and second floors to match existing.

Drawing Nos: 117/100, 117/101, 117/102, 117/103, 117/104, 117/105, 117/106, 117/300, 117/301, 117/302, 117/303, 117/304, 117/305, 117/306, 117/600, Location Plan, and Design, Access, and Heritage Statement.

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:

117/100, 117/101, 117/102, 117/103, 117/104, 117/105, 117/106, 117/300, 117/301, 117/302, 117/303, 117/304, 117/305, 117/306, 117/600, Location Plan, and Design, Access, and Heritage Statement.

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, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

Details including sections at 1:10 of all windows (including jambs, head and cill), external doors, and rooflights.

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 London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The proposal includes replacement of all windows and external doors with double-glazed timber framed units to match existing. This is considered acceptable and will ensure the historic character of the building and conservation area is preserved. The details of the replacement windows and doors will be secured through condition.

Replacement of the existing rooflights with fixed double-glazed low-profile conservation style units is considered acceptable. The subdivision of one rooflight into two smaller rooflights on the south roofslope is also acceptable. The details of the replacement rooflights will be secured through condition.

At roof level, there is an existing roof terrace on the north-west side elevation accessed from a roof dormer. The terrace and dormer are largely hidden from public view by a 1.6-metre-high parapet running along the edge of the building. The proposed terrace enlargement requires the partial demolition of the existing roof on either side of the dormer, only as far back as the face of the existing dormer. The result is a full width roof terrace of about triple the size of the existing terrace. Given that works are not visible from the street, the enlargement of the roof terrace is considered acceptable on design and heritage grounds. The interior walls of the terrace will be finished with matching render which is also considered acceptable.

Special attention has been paid 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.

The northern most section of the proposed roof terrace extension will be located along the shared boundary with the second-floor rear terrace at no.81 Haverstock Hill. It is noted that the majority of the buildings along that block of Haverstock Hill have second level rear terraces that are adjacent to each other. Given that the roof terrace is existing and only being enlarged, it is unlikely to result in any additional negative impact to the neighbouring amenity. Further, the terrace will not introduce any new overlooking to neighbouring properties. The proposal would not result in any further harmful impact to the amenity of neighbouring occupiers and would broadly comply with Policy A1.

No objections and two comments from neighbours were received following statutory consultation. These comments are addressed in the associated consultation summary. The site's planning history and relevant appeal decisions were taken into account when coming to this decision.

As such, the proposal is in general accordance with Policies A1, D1, and D2 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 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-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

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