

FA/JD P08855
22 June 2023

Camden Council
Planning – Development Control,
Camden Council,
Camden Town Hall,
London,
WC1H 8ND

Dear Sir/Madam

No.5 and 6 St Georges Mews, London NW1 8XE

External alterations to the front façades and roof of 5 & 6 St Georges Mews and location of two inverter heat pumps on the roof within a new plant enclosure

Planning Portal Reference: PP-12240637

On behalf of the applicant, H Company 7 Limited, please find enclosed a planning application for external alterations to the front façades and roof of 5 and 6 St Georges Mews, and location of two inverter heat pumps within a roof top enclosure.

To assist the Council in the determination of the application, please find enclosed the following information which has been submitted electronically via the planning portal:

- DAS Prepared by Studio Kyson including:-
- Site Location Plan (Drawing no. 0500. 1:1250@A3) - Prepared by Studio Kyson
- Block Plan (Drawing no. 0501. 1:200@A3) - Prepared by Studio Kyson
- Existing Ground Floor Plan (Drawing no. 1000. 1:50@A3) - Prepared by Studio Kyson
- Existing First Floor Plan (Drawing no. 1001. 1:50@A3) - Prepared by Studio Kyson
- Existing Roof Plan (Drawing no. 1002. 1:50@A3) - Prepared by Studio Kyson
- Existing Front Elevation (Drawing no. 1100. 1:50@A3) - Prepared by Studio Kyson
- Existing Rear Elevation (Drawing no. 1101. 1:50@A3) - Prepared by Studio Kyson
- Existing Section A-A (Drawing no. 1200. 1:50@A3) - Prepared by Studio Kyson
- Existing Windows & Doors -Part 1 (Drawing no. 3000. 1:20@A3) - Prepared by Studio Kyson
- Existing Windows & Doors -Part 2 (Drawing no. 3001. 1:20@A3) - Prepared by Studio Kyson
- Existing Windows & Doors -Part 3 (Drawing no. 3002. 1:20@A3) - Prepared by Studio Kyson
- Existing Windows & Doors -Part 4 (Drawing no. 3003. 1:20@A3) - Prepared by Studio Kyson
- Proposed Ground Floor Plan (Drawing no. 2000 1:50@A3) - Prepared by Studio Kyson
- Proposed First Floor Plan (Drawing no. 2001 1:50@A3) - Prepared by Studio Kyson
- Proposed Roof Plan (Drawing no. 2002 1:50@A3) - Prepared by Studio Kyson
- Proposed Front Elevations (Drawing no. 2100. 1:50@A3) - Prepared by Studio Kyson
- Proposed Rear Elevations (Drawing no. 2101. 1:50@A3) - Prepared by Studio Kyson
- Proposed Section A-A (Drawing no. 2200. 1:50@A3) – Prepared by Studio Kyson
- Proposed Window & Door Replacements – Part 1 (Drawing no. 4000. 1:20@A3) Prepared by Studio Kyson
- Proposed Window & Door Replacements – Part 2 (Drawing no. 4001. 1:20@A3) Prepared by Studio Kyson

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Registered at the above address

- Proposed Window & Door Replacements – Part 3 (Drawing no. 4002. 1:20@A3) Prepared by Studio Kyson
- Proposed Window & Door Replacements – Part 4 (Drawing no. 4003. 1:20@A3) Prepared by Studio Kyson
- Environmental Noise Survey Report dated 16th June 2023 (Quantum Acoustics)

The requisite application fee of £462 had also been paid via the Planning Portal.

Planning History

There is no available planning history associated with this site.

Proposal

Details of the proposed works are outlined below:

External works to the roof

- Demolition of existing chimney stacks.
- Removal of existing roof lights.
- Demolition of existing timber water tank housing.
- Removal of existing roof access hatch.
- Removal of existing Rain Pipe.
- Construction of new acoustic enclosure housing two inverter heat pumps
- Installation of a new openable roof light
- Installation of new closed roof lights
- Installation of a new flat roof covering
- Installation of a rainwater gutter to be black aluminium ogee profile

External works to the front façade

- Removal of existing timber casement windows with fixed central panes on ground and first floors.
- Removal of existing down pipe to the west of the front elevation.
- Removal of existing timber oriel window with openable casements on the first floor.
- Removal of existing timber boardings painted grey on the ground floor.
- Removal of existing gas meter units on the ground floor.
- Removal of existing external floor mounted planters on the ground floor.
- Removal of existing external wall mounted planter on the ground floor.
- Removal of existing timber boarding painted brown on the ground floor.
- Removal of existing timber doors on the ground floor.
- New rainwater downpipes to be black aluminium, circular profile to the west of the front elevation.
- New timber casement windows with glazing bar divisions to the ground and first floors.
- New hardwood timber fascia's to be installed above openings to match existing, for painted finish on the ground floor.
- New timber door sets in existing brick aperture on the ground floors.
- New planters to be formed from sheet metal, powder coated black on the ground floor (design to accommodate slope in street level, ensuring top of planter remains horizontal).
- Existing projecting oriel window to be retained and repaired on the first floor.
- Existing brickwork is to be cleaned and repointed in lime mortar where required.

It is also proposed that the existing projecting lamp to the northeast of the front elevation will be retained, and that the existing brickwork will be cleaned.

Please refer to the submitted proposed plans for further details.

Site Location and Context

The application site consists of two residential dwellings (No.5 and 6 St Georges Mews). No.5 comprises a two-storey house with a master bedroom and bathroom on the ground floor. A staircase leads to the first floor where there are two additional bedrooms, a kitchen, a bathroom, and a living room. No.5 has a separate ground floor access fronting onto St Georges Mews. No.6 comprises a ground-floor flat consisting of an open-plan kitchen & living room. It also includes a bathroom, master bedroom and store. No. 6 can be accessed via a separate ground floor access which also fronts onto St Georges Mews. The existing floor plans are shown in Figure 1 below.

Figure 1



Existing First Floor Plan



Existing Ground Floor Plan



Existing Floor Plans

The site is located in the London Borough of Camden within the Primrose Hill Conservation Area. It is bound by residential properties to the east and west. The area immediately south of the site consists of residential gardens which do not form part of the site.

Conservation Area Setting

The application site is located within the Primrose Hill Conservation area. The Primrose Hill Conservation Area was designated on 1st October 1971. The designation report notes that the character of the area is made up of a series of well-laid-out Victorian terraces.

The Conservation Area Statement states that planning permission is required for extensions and alterations at

roof level within the Conservation Area.

The existing roof covering is very worn and in need of replacement. All lead flashing chased into the perimeter parapets require complete replacement and the chimney stack associated with No.5 has been blocked up and capped. The stack associated with No. 6 is unstable and a chimney pot on top which restricts its functionality.

It is proposed to demolish the timber water tank, chimneys, roof access hatch and existing roof lights on the roof. The existing roof lights will be replaced to improve the quality of living in the flat beneath; a new acoustic enclosure will be erected in place of the water tank on the roof to house a mechanical plant (two inverter heat pumps) and a new flat roof membrane will be installed. The proposed insulation to the roof will significantly enhance the building's performance.

Whilst there are external alterations proposed which would change the form of the roof, it is not considered that the existing features of the roof positively contribute to the character and form of the conservation area, due to their poor condition. Rather it is considered that the proposal would improve the setting of the buildings within St. Georges Mews.

In addition, the heights of the buildings are in line with that of surrounding properties. It is also not considered that the proposed acoustic enclosure will change the height of the building as it will be of similar height to the existing water tank. The proposed roof works would therefore not affect the setting of adjoining terraced buildings or their symmetrical composition.

Figure 2



Existing elevation showing the timber water tank housing.

Figure 3



Proposed elevation showing the new acoustic enclosure, housing the mechanical plant.

Regarding the materials used on buildings in the conservation area, the Primrose Hill conservation area statement states that in all cases, existing/original architectural features and detailing characteristic of the Conservation Area should be retained and kept in good repair, and only be replaced when there is no alternative, or to enhance the appearance of the building through the restoration of missing features. It adds that original detailing such as door/window pediments and finials, porches, ironwork (window cills, railings), timber framed sash windows, doors, tiled footpaths, roof slates and tiles, decorative brickwork, timber shopfronts, where retained, add to the visual interest of properties.

It should be noted that the facades of the existing mews houses have been modified over time through the replacement and addition of windows and doors. The original brickwork appears to be present throughout but needs cleaning following years of dirt and smog build-up. The intention of the proposed works to the front façade of the building is to remove the non-original elements (including all non-original residential paraphernalia) and introduce doors and windows that more closely reflect those of a more original traditional mews property in line with the building's original intentions. In addition, it is proposed that the existing brickwork will be cleaned.

It is not considered that the existing features of the front façade of the buildings are in a good state of repair. On the ground floor, there are non-original timber windows and doors which are infilled within the original stable apertures that are not of a style appropriate to the age of the building. There is also a lack of consistency in the design of the infills with varying door positions, arrangements, and materials (brickwork/timber infills). On the first floor, there are non-original timber casement windows (double with central fixed panel) which are of poor quality and not in keeping with the original window arrangement. Considering the above, as the existing features being replaced are not in good condition or original to the conservation area, it is not considered that the proposal would be detrimental to the setting of the conservation area.

Heritage, Design and Access Statement

It is considered that there would be no adverse impacts from the development on the heritage of the conservation area as the proposed works intend to remove the non-original elements of the building façade.

The proposal also includes the replacement of the existing roof covering which is of poor quality; the replacement and repositioning of the existing rooflights to improve the quality of living and sunlight to the flat beneath; and the demolition of the chimney stacks associated with both flats due to their dysfunctionality and instability.

As the existing features being altered are either in poor condition or not original features, it is not considered that they currently make a positive contribution to the conservation area. Instead, it is considered that the works proposed would enhance the conservation setting by introducing features that more closely reflect those of a more traditional mews property.

Flood Risk Statement

There is no change to the footprint of the existing building, therefore a flood risk assessment should not be required.

Planning Policy

The application proposes external alterations to the front façade and roof covering of 5-6 St Georges Mews. The alterations are required to enhance the building's performance and improve its overall setting within St George's Mews. The proposed works are considered supportive of the national, strategic, and local planning policies as well as supplementary guidance outlined below.

Principle of external alterations to buildings in a conservation area.

National Planning Policy Framework (NPPF) Paragraph 206 states that Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.

NPPF Paragraph 208 states that Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies, but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Policy HC1 of the London Plan (Heritage conservation and growth) states that Development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy D2 of the Camden Local Plan (Heritage) states that:

Designated heritage assets

The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:

- a. the nature of the heritage asset prevents all reasonable uses of the site;*
- b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation.*
- c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not*

possible; and

- d. the harm or loss is outweighed by the benefit of bringing the site back into use.*

The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.

Conservation areas

The Council will:

- e. require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;*
- f. resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;*
- g. resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and*
- h. preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.*

It is considered that because the proposal seeks to remove features which are of poor structural condition and appearance, it will preserve the longevity of the building and improve its setting within the conservation area according to policy HC1 of the London Plan. It is also considered that because the alterations proposed aim to remove all non-original elements of the building façade some of which are in poor condition, there will be no substantial harm to the conservation area in accordance with criteria a-d of Policy D2. Instead, it is considered that the development will preserve and enhance the character and appearance of the area whilst significantly improving the building's performance in accordance with criteria e of Policy D2.

In addition, it is not proposed to completely, or substantially demolish any of the properties. The development is also not outside the conservation area and will not result in the loss of any trees or garden spaces which contribute to the character and appearance of the conservation area. The proposal is therefore compliant with criteria f, g and h of Policy D2.

In light of the above, it is also considered that the proposal is compliant with the national policy guidance within NPPF.

Design

Policy D1 (Design) of the Camden Local Plan states that the Council will seek to secure high quality design in development. The Council will require that development (a) respects local context and character; (b) preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage; (c) comprises details and materials that are of high quality and complement the local character; (d) preserves strategic and local views; (e) and carefully integrates building services equipment. It further states that the Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

As previously mentioned, the proposal involves the removal of all non-original elements and features in poor condition. The doors and windows being introduced are considered to reflect those of a more traditional mews property in line with the building's original intentions. Due to this, it is considered that the proposal respects the local context and character whilst preserving and enhancing the historical context of the conservation area in accordance with criteria a, b and e of Policy D1. It is also not considered that the works proposed to the roof will affect the strategic and local views in the area as the tallest feature comprising of the acoustic enclosure housing a mechanical plant will be of a similar height to that of the existing water tank as shown in figure 2 and

3. In addition, the acoustic enclosure for the mechanical plant will be carefully integrated into the building using materials which are sympathetic to its setting.

It is therefore considered that the proposal is compliant with the relevant criteria under policy D1 of the Camden Local Plan.

The proposal includes two heat pumps (that act for heating or cooling), the two dwellings are single aspect units, with limited ability for natural air flow. The proposal to include inverter heat pumps will assist in regulating the air flow throughout the two units. It is noted that in accordance with Policy CC2, the Council discourages mechanical plant, however due to the lack of any defensible space to the front of the building and the single aspect design of the dwellings, it is necessary to enable temperature regulation within the units, without having to rely on opening ground floor windows. The heat pumps have been designed to fit within a small enclosure that replaces with the water tank and is therefore not considered to cause any additional clutter at roof level. An acoustic report prepared by Quantum Acoustics has been submitted which demonstrates the pumps proposed will meet the relevant noise requirements.

Amenity

Policy A1 (Managing the impact of development) of the Camden Local Plan states that the Council will seek to protect the quality of life of occupiers and neighbours. It requires that developments balance their needs with the needs and characteristics of local areas and communities. The policy pays specific attention to the following factors:

- e. visual privacy, outlook;
- f. sunlight, daylight and overshadowing;
- g. artificial lighting levels;
- h. transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- i. impacts of the construction phase, including the use of Construction Management Plans;
- j. noise and vibration levels;
- k. odour, fumes and dust;
- l. microclimate;
- m. contaminated land; and
- n. impact upon water and wastewater infrastructure

Regarding amenity, it is not considered that the development will negatively impact the quality of life of occupiers and neighbours. This is because the proposal will not change in scale, form, mass, height or design and the plant will be discreet and screened at roof level. As such, it is not considered that there would be any adverse impacts posed on the visual privacy and outlook of neighbouring residents; any issues of overshadowing on neighbouring buildings or any adverse impacts on the sunlight and daylight levels received by neighbouring residents. Due to the scale and nature of the development, it is not considered that the proposal will affect microclimate conditions or generate any new traffic which could have any transport impacts or require the use of a transport assessment, travel plans or delivery and servicing management plans.

Considering the above, it is considered that the development is compliant with policy A1 of the Camden Local Plan.

Summary

The proposal relates to external alterations to the roof and front façade of No. 5 and 6 St. Georges Mews to introduce features which are more in line with a traditional mews property and the addition of two inverter heat pumps to regulate temperature in the single aspect units. It is considered that the proposal will significantly enhance the building's performance as well as its overall setting within St Georges Mews and the conservation

area.

The proposal has been thoroughly assessed against national, strategic and local planning policies and is fully supported in this regard.

We trust you have all the information required to validate and determine the application; however, should you require anything further, please do not hesitate to contact the undersigned.

Yours faithfully

Femi Akindele

For and on behalf of
Rolfe Judd Planning Limited