

Delegated Report		Analysis sheet		Expiry Date:	21/12/2022
		N/A / attached		Consultation Expiry Date:	08/01/2023
Officer			Application Number(s)		
Matthew Dempsey			2022/4651/P		
Application Address			Drawing Numbers		
6 Eglon Mews London NW1 8YS			Please refer to decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Roof alteration and addition of dormer window with a balcony.					
Recommendation(s):		Refuse Planning Permission for Householder Consent			
Application Type:		Application for Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed from 09/12/2022 which expired 02/01/2023. A press notice was published 15/12/2022 which expired 08/01/2023.</p> <p>A local resident commented to the scheme, raising concerns on the following grounds.</p> <ul style="list-style-type: none"> • They pointed to a previous representation to works at the site relating to application reference 2021/3103/P. • The loss of architectural features (with similarity to the neighbouring pair). • Position of the proposed balcony in relation to existing balcony at No. 7 Eglon Mews. • Impacts on neighbouring amenity. • Impacts on the party wall. <p><u>Officer note:</u></p> <p><i>The application reference 2021/3103/P was granted 29/10/2021 (see planning history), it is noted that the details of this scheme were revised during the assessment to remove the balcony from scope of development. The recommendation for approval was dependant on this revision.</i></p>					
Primrose Hill CAAC Comments:	The Primrose Hill Conservation Area Advisory Committee were consulted on the scheme. No response was received.					

Site Description

The host property is a modestly scaled two-storey, plus roof space, residential property within a small mews of similarly scaled buildings. Originally designed for light industrial and commercial uses, the mews of properties are now in residential use.

The property is not listed but is located within the Primrose Hill Conservation Area. The properties at Nos. 1-8 Eglon Mews are noted as making a positive contribution to the conservation area.

Relevant History

Host Site:

2021/3103/P – Roof alteration and addition of dormer window to front elevation. **Granted (Revised scheme) 29/10/2021.**

2022/4644/P – Installation of replacement windows and door to front elevation, changing existing timber to metal framed fenestration, and installation of new dormer and rooflight to front roofslope and new rooflight to rear. **Granted 13/06/2023.**

7 & 8 Eglon Mews:

4668 – The conversion of Nos. 7 and 8 Eglon Mews, Camden from industrial premises to two dwelling houses and alterations in this respect. **Granted 01/02/1968.**

Relevant policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG Amenity (2021)

CPG Design (2021)

CPG Home Improvements (2021)

Primrose Hill Conservation Area Statement 2000

Assessment

1.0 Proposal

- 1.1 The proposed development proposes roof alterations to the front elevation which includes:
- Addition of dormer window, and
 - Installation of a balcony.
- 1.2 This would be broadly similar to the initial scheme for the application (ref. 2021/3103/P), but includes the proposals for a balcony. The previous scheme was revised to omit the balcony from scope of development.

2.0 Assessment

- 2.1 The main planning considerations material to the determination of this application are:
- Design and Heritage
 - Amenity

3.0 Design and Heritage

- 3.1 Local Plan Policy D1 (Design) states that the Council will aim to achieve the highest standard of design in all developments and requires development to be of the highest architectural and urban design quality, which improves the function, appearance, and character of the area. The supporting text to this policy states that development should consider the form and scale of neighbouring buildings, the character and proportions of the existing building, the scale of surrounding development, and the impact on existing rhythms, symmetries and uniformities in the townscape.
- 3.2 Local Plan Policy D2 (Heritage) states that the Council will seek to preserve and, where possible, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas. The supporting text to this policy also states that the character of conservation areas derives from factors including scale and pattern of development.
- 3.3 Policy PH24 (Roof Terraces) of the Primrose Hill Conservation Area Statement outlines that the creation of high-level balconies where they will be visually intrusive and result in partial removal of the roof will be resisted.
- 3.4 The principle of acceptability for a suitably scaled dormer window to the front roof slope has been established in application reference 2021/3103/P (see planning history). The approved scheme also included alterations to the high-level windows within the front roof slope as proposed in the current application; however, the approved scheme was revised to remove a proposed balcony and thus ensured that the approved dormer would be subordinate and sit behind the existing main roof parapet.
- 3.5 The host property, along with its neighbouring pair to the northeast at no.5, benefits from a projecting window to the front elevation at first-floor level. The proposed balcony is considered to harmfully obscure this unique architectural feature of the host building. In combination with the dormer, the balcony would be an overly dominant addition which is considered harmful to the appearance of the host building and surrounding mews properties within the Primrose Hill Conservation Area.
- 3.6 It is accepted there are existing balconies to the neighbouring properties at nos.7&8 Eglon Mews, directly to the southeast of the host building; however, these are not considered as precedents which would support the development under consideration due to a number of reasons. Firstly, the balconies at nos.7&8 have been in existence for a considerable time, prior to the adoption current policies.

3.7 Secondly, neither of these properties benefit from the decorative first-floor projecting window which would be harmed by the introduction of a balcony. And thirdly, both existing balconies are considered to be poorly designed and are unsympathetic additions in terms of their appearance and impact on the character of the mews buildings and wider Conservation Area. The neighbouring properties at nos.7&8, although both noted as positively contributing to the character and setting of the Conservation Area, are considered to have their significance diminished due to the incongruous balconies and negatively affect the character and setting of the wider Conservation Area.

3.8 The proposed development including creation of a roof-level balcony, by reason of the design, scale and location would result in an incongruous and inappropriate addition that would be detrimental to the character and appearance of the host building, terrace of adjoining buildings, and wider Primrose Hill Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

4.0 Amenity

4.1 Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, daylight, and sunlight. The Council's guidance contained within 'CPG Amenity' provides specific guidance with regards to these aspects.

4.2 The proposed development would create a new balcony adjacent to an existing balcony at the neighbouring no.7 Eglon Mews. The balconies would be approximately 1.3 metres apart. As noted above, the neighbouring properties to the southwest at nos. 7&8, both benefit from front balcony arrangements; however, they are set significantly further apart (approximately 3.5m) than the proposal compared to no.6 and the existing balcony at No.7.

4.3 The proposed balcony would be positioned adjacent to the party wall with no.7 and would therefore create the potential for users of the balcony to look back towards the neighbouring windows. It is accepted that within the mews, the character of buildings can be seen to be tightly packed together within a small space; however, the proposed balcony is considered to exacerbate this issue. The proposed balcony is considered to have a potentially harmful impact on the existing amount of privacy enjoyed by residents of No.7 Eglon Mews.

4.4 As noted previously, the principle of a suitably scaled dormer and alterations to the high-level windows is not considered to have any detrimental impact on neighbouring amenity.

4.5 The proposals including the projecting balcony are considered to be harmful to neighbouring amenity contrary to policy A1 of the London Borough of Camden Local Plan 2017.

5.0 Conclusion

- 5.1 The proposed development including creation of a roof-level balcony, by reason of the design, scale and location would result in an incongruous and inappropriate addition that would be detrimental to the character and appearance of the host building, terrace of adjoining buildings, and wider Primrose Hill Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.
- 5.2 The proposed development including creation of a roof-level balcony, by reason of proximity to neighbouring windows, would have the potential to cause unacceptable impacts on privacy of neighbouring occupiers, contrary to policy A1 (Amenity) of the London Borough of Camden Local Plan 2017.

6.0 Recommendation: Refuse Householder Consent for Planning Permission.