

Delegated Report		Analysis sheet	Expiry Date:	29/03/2023
		N/A / attached	Consultation Expiry Date:	23/04/2023
Officer			Application Number(s)	
Miriam Baptist			2023/2881/P	
Application Address			Drawing Numbers	
Units 8-9 Pratt Mews London NW1 0AD			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of an additional storey to 2 mews buildings.				
Recommendation(s):		Refuse		
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	07	No. of objections	07
			No. electronic	07		

Site Notices were displayed on 23/08/2023 expiring on the 16/09/2023 in the following locations:

- No 4 or 5 Pratt Street
- 80 Camden High Street
- At the northern end of King's Terrace

A **Press Advert** was published on 24/08/2023 and expired on 17/09/2023.

7 x adjoining occupiers objected on the proposal on the following grounds:

- Address relates to residential units not commercial units on the ground floor.
- This would constitute over-development and would not preserve or enhance the character or appearance of the conservation area.
- It will add an extra floor to the building that is already the tallest in the mews and be a precedent for future development in the mews.
- There have been mis-management issues at the property in the past.
- The light study was funded by the applicant and seems to have some flaws in terms of building-height estimation and therefore loss of light likely to be underestimated.
- The assessment seems to distract from the impact on the mews homes by focusing mostly on high-street buildings, which are not in the shadow of this property and thus not affected.
- Where there are already low light levels or VSC, blocking even more light would be detrimental to wellbeing. The margin of error could easily make the proposal non-compliant with BRE guidance.
- The proposal would have a negative impact on the light received to nearby skylights which is not tested. This is the only natural light available to us and this will have an immediate detrimental effect on our photography and film business.
- The proposal's light assessment has not taken into account the skylights and roof patio of Flat 2, 7a Pratt Mews.
- The proposal would convert three mansard windows, currently set back from the street, to three full windows, bringing them closer to 1-6 Pratt Mews. It would also add three windows on the additional storey. These windows would directly overlook bedroom and living room.
- The additional storey would also exacerbate the sense of enclosure already experienced by those of us facing the tall buildings.
- Drawing misrepresentation - Proposed Street Scene Extended planning application document shows the additional storey would bring the overall height of the building only to the same as that of the entrance building to the Mews (Units 14-15). One can clearly see from looking from the higher floors of the facing properties or on google maps that an additional storey on 8-9 Pratt Mews would be significantly higher than this.
- Additional people living in the mews would place further stress on parking, refuse, noise and general traffic, which is already problematic. The mews is a narrow street which has reached if not already surpassed its capacity. It would be a shame if the operations of the local businesses and facilities of the Mews including: a dance and music studio, a food bank, two churches, a communication agency, a photography studio, a think tank, an artistic agency and a coffee maker showroom, were adversely affected.
- Negative impact of construction process on local community.

Summary of consultation responses:

	<p><i>Officer note: Objections noted. The Daylight Assessment provided is considered sufficient to help inform views on the harm caused to light levels, and it was revised in response to objections to include rooflights which were previously not included. It is noted that usually, rooflights are not included in daylight and sunlight assessments because the Vertical Sky Component (VSC) is calculated on vertical planes and sunlight is dependent on the orientation.</i></p>
<p>Camden Town CAAC comments:</p>	<p>No response received from the CAAC.</p>

Site Description

The application site comprises two properties, no 8 and no 9 Pratt Mews. No 8 is a three-storey mews building and the adjoined no 9 is a two-storey mews building. Both are part of the same terrace of buildings along the western side of Pratt Mews. The mews is located off Pratt Street (to the north) and is located in Camden Town Centre parallel to the high street.

The buildings are not listed but are in the Camden Town Conservation Area, and no 9 is identified as being a positive contributor.

Relevant History

The application site:

2005/0811/P – (8 - 9 Pratt Mews) *The erection of a two storey roof extension to a light industrial (B1) / residential (C3) building to provide an additional 1 x 1-bed flat and 1 studio flat at second floor level and 1 x 1-bed flat at third floor level.* – **Withdrawn**

2005/1633/P – (8/9 Pratt Mews) *Erection of a first floor rear extension to accommodate a 2 bedroom flat and conversion of existing first to third floor levels from a 3 bed maisonette to 3 x 1-bedroom flats.* – **Refused** 22/07/2005 for the following reasons: 1. Replacement windows to front elevation of 78 Camden Mews by reason of design and materials and the proposed alteration to the window at rear first floor level by reason of size and design would be detrimental to the appearance of the building and the character and appearance of the Camden Town Conservation Area contrary to policies EN1 (general environmental improvement), EN21 (alterations to existing buildings) and EN31 (character and appearance of the conservation area) of the London Borough of Camden Unitary Development Plan 2000. 2. The proposed development would fail to provide off-street car parking which would exacerbate existing levels of overnight car parking stress in surrounding streets. In this respect the proposal is contrary to policy TR17 (residential parking standards) of the London Borough of Camden Unitary Development Plan 2000. 3. The proposal includes a bedroom window at rear first floor level to the proposed extension that would be only 8m from bedroom windows at the rear of 78 Camden High Street and close to other windows to habitable rooms. Therefore the proposal would not provide an adequate level of visual privacy for existing and future residents contrary to the requirements of policies HG12 and EN19 of the London Borough of Camden Unitary Development Plan 2000. 4. The proposed housing mix of 3 x 1 bed flats and 1 x 2 bed flat would not provide an adequate number of larger units and would be inappropriate and contrary to the requirements of policies HG18 and HG19 of the London Borough of Camden Unitary Development Plan 2000.

2005/2721/P – (8 - 9 Pratt Mews) *Mansard roof extension and additional storey to the front of No. 8 to provide 1x1bedroom flat and 1x1 studio at second floor level.* – **Granted** 22/12/2005 subject to a section 106 legal agreement.

2006/1716/P – (8-9 Pratt Mews) *Submission of details of mansard roof and dormer windows, pursuant to condition 2 of the planning permission 2005/2721/P, dated 22/12/04 for the erection of a mansard roof extension.* – Condition 2 **approved** 19/05/2006

2023/0446/P – *Erection of an additional storey to 2 mews buildings.* **Refused** 28/04/2023. Reasons for refusal: 1. The proposed development, by reason of its size, bulk, and location would be an incongruous and dominant addition which would harm the character and appearance of the host building and the mews terrace of which it is part, causing harm to the significance of this part of the Camden Town Conservation Area contrary to policies D1 (Design) and D2 (Heritage) of Camden's Local Plan 2017. 2. The increased enclosure of properties to the rear would have a detrimental impact on neighbouring light levels, outlook, privacy, and sense of enclosure, which cumulatively would cause harm to the amenity of nearby properties, contrary to Policy A1 (Managing the impact of development) of the Camden Local Plan 2017.

Nearby sites:

10 Pratt Mews

2013/7963/P – *Erection of roof extension to create second floor level, with associated installation of rooflights and alterations to rear elevation.* – **Granted** 07/02/2014.

2016/5942/P - *Erection of roof extension to create second floor level, with associated installation of rooflights and alterations to rear elevation to office building (Class B1).* – **Granted** 03/02/2017.

94 Camden High Street and 14 Pratt Mews

8802135 - *Determination as to whether a mansard roof extension at 3rd floor level constitutes development.* – **s64 Det.- Const. Dev.-Applic. required** 06/06/1988.

14 Pratt Mews

8903037 - *Erection of a mansard roof extension at third floor level for B1 office use as shown on drawing nos CO.500- CO.509 and CO.099D (Site plan). Appeal received against refusal.* – **Refused** 21/08/1989.

14/15 Pratt Mews

9003354 - *Erection of additional storey at third floor level for use for purposes within Class B1 of the Town and Country Planning (Use Classes) Order 1987 PM.C.600-605 inc.* – **Granted** 23/08/1990.

Relevant policies

National Planning Policy Framework 2023

London Plan 2021

Camden Local Plan 2017

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

Camden Planning Guidance

Design (2021)

Amenity (2021)

Camden Town Conservation Area appraisal and management strategy (2007)

Assessment

1 Proposal

1.1. Planning permission is sought for the erection of a mansard roof extension over both properties.

1.2. Although No 8 is not mentioned, no 9 is highlighted as a positive contributor within the Camden Town Conservation Area as part of the group nos 9-13 (consecutive). Pratt Mews is identified in the Camden Town Conservation Area Appraisal and Management Strategy as an example of historic floorscape: granite setts.

2 Assessment

2.1 The main considerations in relation to this proposal are:

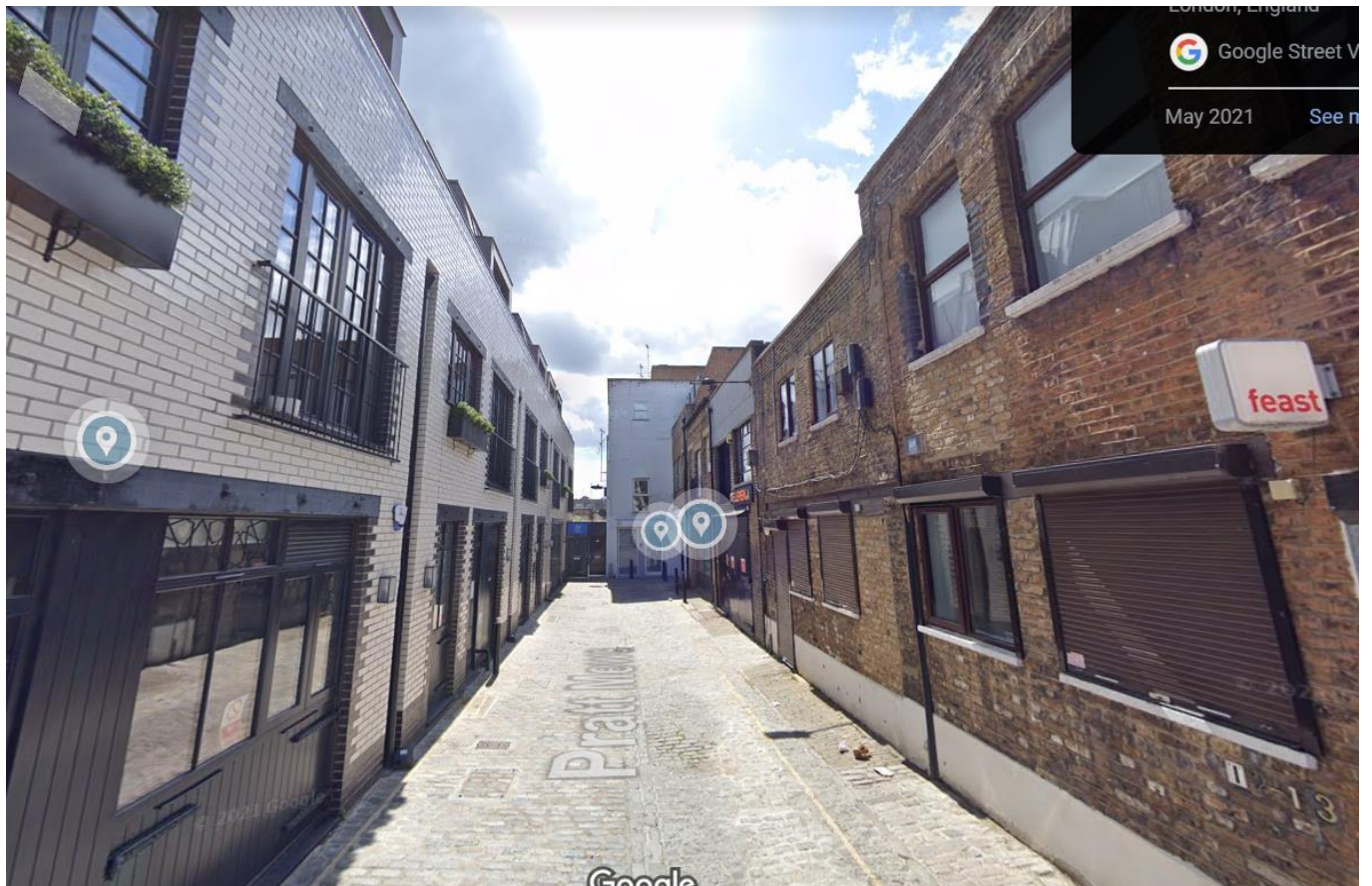
- Design and Heritage (the of impact of the proposal on the character and appearance of the host building, the mews of which it is part and wider Camden Town Conservation Area);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers);

3 Design and Heritage

- 3.1 Policy D1 of the Local Plan requires proposals to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Through Policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.
- 3.2 The Camden Town Conservation Area Appraisal and Management Strategy outlines the many '*diverse historic rooflines*' which are important to preserve and highlights that roof alterations and extensions '*can harm the historic character of the roofscape*. It also states that the special character of the Conservation Area is vulnerable to erosion through, among other things, '*inappropriate change*'. While change is acknowledged as necessary, it is noted it must '*be managed so as to retain the distinctive and varied character*'.
- 3.3 The document also highlights the following issue: '*Some, though not all, more modern development has been inappropriate, eroding the character and detracting from the townscape. These unsuccessful changes have particularly taken the form of inappropriate building massing, and detail, and poor choice and use of materials, with inadequate attention to the form and character of surrounding buildings*'.
- 3.4 In regard to the three mews that run between Bayham Street and the High Street, of which Pratt Mews is one, the document states that '*the predominantly two-storey buildings give the narrow passages their special scale*'. It is also noted that no 9 is identified in the conservation appraisal as being part of the group of properties 9, 10, 11, 12, and 13. These are humble properties in terms of height, all two storeys but no 9, and they have group value in their scale and perception from the mews below. It is this strong mews character and grouping which forms part of the significance of this part of the conservation area.
- 3.5 Although never built out, the adjacent no 10 was granted permission for a mansard roof level extension in 2017 (ref 2016/5942/P). This extension, like the existing extension at no 9 fits the modern character of the mews which is considered by the Council to be established as two storeys plus mansard level.
- 3.6 In this vein, no.9 currently retains its two-storey historic appearance but has an additional mansard storey which is set back slightly and therefore not overly apparent from the streetscape of the mews itself. The proposal would demolish the existing mansard roof and replace it with a brick storey, flush with the lower floors of the property, and an additional mansard roof extension on top – taking the building to four storeys in height.
- 3.7 The two storey appearance of the existing structure is an important aspect of the building as it represents the historic scale and continues the building height of the mews terrace in which it sits. The two storey building height is mentioned in the Conservation Area appraisal as a defining characteristic of the street. As a result, the additional storey on this building is not supported as it would harm the significance of this part of the conservation area.
- 3.8 No.8 Pratt Mews is a three storey building and appears to mark the end of Pratt Mews, it is not likely to be an historic component of the street, although perhaps it has just been substantially altered. It is three storeys and is the same height as its neighbour to the south. An additional storey would appear odd here as at present the buildings of the terrace gradually increase height, reaching a peak at Kings Apartments, and then returning back to two and three storeys in the next

mews, King's Terrace. The rhythm of this height increase and decrease creates a pleasing transition and allows the historic scale to remain the predominant feature of the mews.

- 3.9 Although the properties at 8 and 9 Pratt Mews are already one storey higher than the adjacent two-storey properties, as outlined above, the existing additional one storey does naturally contribute to the rise in height further south of the Kings Apartments and therefore the effect is not considered detrimental to the wider appearance of the street scape and conservation area.
- 3.10 Despite this, any additional height and mass to the existing buildings would not be sympathetic to the scale of the mews which is a defining attribute of the mews typology. The result of the proposal would be to compromise the historic character of the mews, harming the significance of this part of the conservation area.
- 3.11 There is no objection to the material palette proposed, rather it is considered that the increased mass and height of the mews buildings would be inappropriate.
- 3.12 It is noted that there are taller buildings at the entrance of Pratts Mews from Pratt Street (Nos 15 and 16). Although these are not considered to enhance the appearance and character of the mews, it is likely these were deemed appropriate in context of the corner building and immediate adjacent step-up in height on Pratt Street. The scale of Pratt Street is three storeys, with storey heights of varying height and some with additional mansard levels. There are also a few corner buildings which increase further in mass, for example Centenary House which stretches between the mews and Camden High Street and steps up to four storeys towards the High Street. Despite this, the cumulative increased height at both ends of the mews dilutes the humble scale of the mews which is a key defining attribute to be preserved and protected. It is important not to let any further height accumulate in the mews and dilute the sense of scale.
- 3.13 It is noted that the building opposite the application site, 1-6 Regent House, is fairly new (ref 2013/7739/P) and has been built with respect to the mews typology, at 2 storeys plus a set-back mansard level (see figure 1 below). Such development is considered to successfully protect the humble scale of the mews typology.



*Figure 1: View down Pratt Mews with No 8 at the end. Building to the left, 1-6 Regent House
(Source Google street view)*

- 3.14 The principle of an additional storey on the two existing mews buildings would not preserve or enhance the character and appearance of the mews or the wider conservation area, rather it is considered to upset the modest scale which is fundamental to the humble nature and typology of a mews. Overall, the proposal is considered to harm the character and appearance of the host buildings, the mews of which they are part and the wider conservation area. The harm to the significance of the conservation area is less than substantial. The proposal is therefore contrary to Policies D1 (Design) and D2 (Heritage) of the Camden Local Plan 2017.
- 3.15 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of 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.
- 3.16 Local Plan policy D2, consistent with the NPPF, seeks to preserve and enhance heritage assets, stating that 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.
- 3.17 The proposed scheme would not provide any notable public benefits that would be capable of outweighing the considerable weight and importance given to the identified heritage harm. The application is recommended for refusal on this basis.

4 Amenity

- 4.1 Policy A1 of the Local Plan seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.
- 4.2 CPG Amenity guides that interior and exterior spaces which lack privacy can affect the quality of life of occupants; new development should be designed to avoid overlooking; gardens and habitable rooms such as residential living rooms, bedrooms and kitchens are considered the most sensitive. In terms of overlooking, the benchmark distance outlined by the council's CPG Amenity Guidance as good practice between habitable rooms (either non-residential or residential and assuming a level topography) is 18m, or the established building line.
- 4.3 To the front of the new fourth storey, there would be 3 new windows looking over the roof of the neighbouring block 1-6 Pratt Mews (which is 2 storeys plus set back mansard). These windows, a storey higher, would not have a clear view deep into the windows at mansard level on the opposite block as the angle would be oblique and therefore not of concern.
- 4.4 It is noted that the existing top floor of 8-9 Pratt Mews is currently a mansard level with dormer windows is slightly set back, and that this would be replaced with a normal storey – sheer with the floors below, and that therefore the windows would be moved forward closer to those on the opposite side of the mews. Although this is acknowledged that there would be a difference, overall, this relationship of overlooking does already exist and therefore the proposed change is not considered to be of material harm in terms of loss of privacy.
- 4.5 The rear of the property is a fairly enclosed area of many windows from the back of properties on Camden High Street. Rather than exacerbate the overlooking in this area, the extension would introduce minimal additional glazing. There would be one glazed window to the rear, serving the new smaller bedroom, and this would be partially-obscurely glazed to mitigate any potential harm. Meanwhile, the larger bedroom would be lit by a window on the side wall looking towards the flank walls of buildings towards Kings Mews.
- 4.6 A Daylight and Sunlight Report has been submitted which shows that the impact of the proposal on light is acceptable. Although the development would have an impact on surrounding light levels,

particularly winter sunlight hours received to some windows, all windows tested either retain in excess of 80% of their existing values both annually and over the winter months or have more than 25% of annual hours and more than 5% of winter hours. For this reason, loss of light is not considered to be materially harmful.

- 4.7 Overall, there are no impacts expected in terms of neighbouring amenity that would constitute material harm.

5 Conclusion

- 5.1 The proposal is for the incongruous erection of an additional storey on two mews buildings, visible from the public realm within a conservation area. The development would have a negative impact on design and heritage in terms of its size, bulk and location, harming the significance of the conservation area, contrary to policies D1 and D2 of Camden's Local Plan 2017.

6 Recommendation

- 6.1 Refuse planning permission.