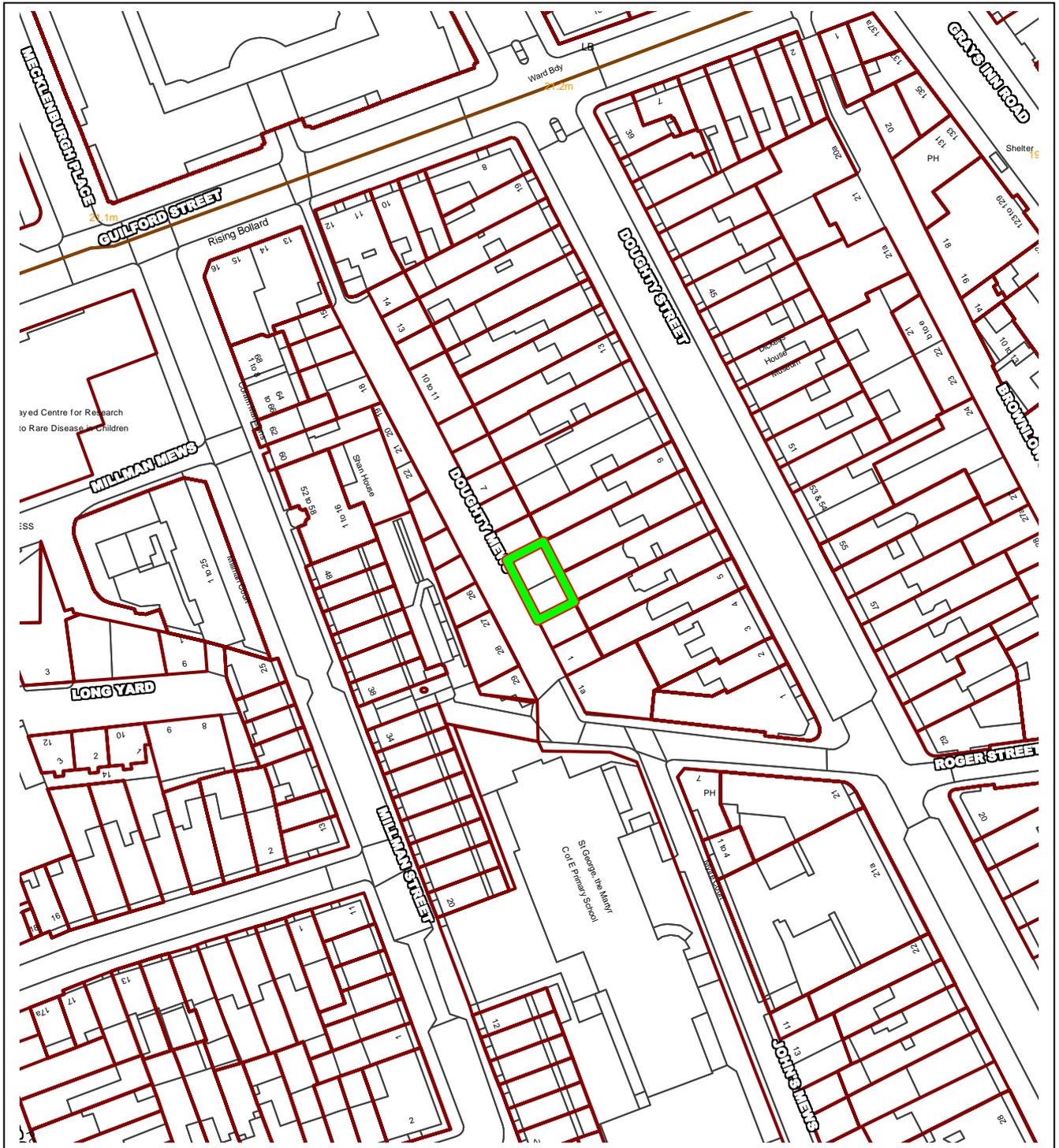


2-4 Doughty Mews, London, WC1N 2PG -
2023/2928/P



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Photos Document

Aerial Photo of site



Aerial Photo of site 2



Streetview facing north



Streetview facing south

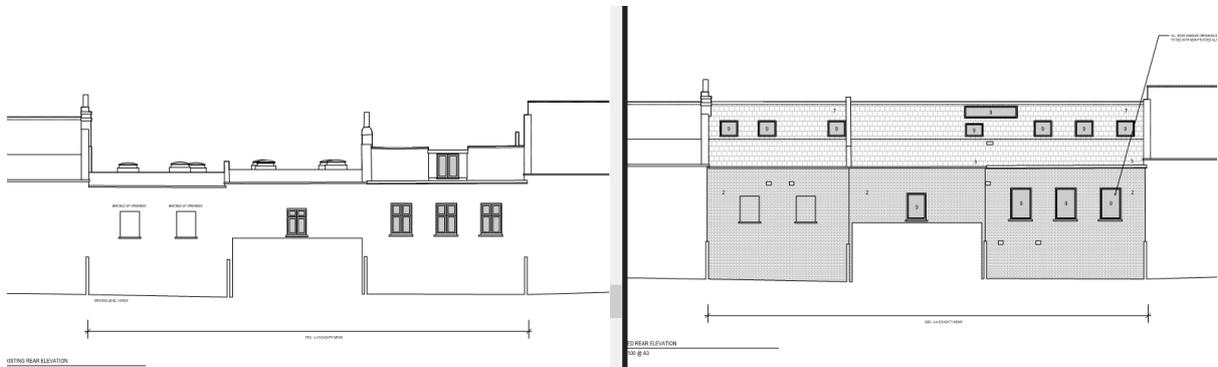


Plans and Elevations (existing on the left and proposed on the right)

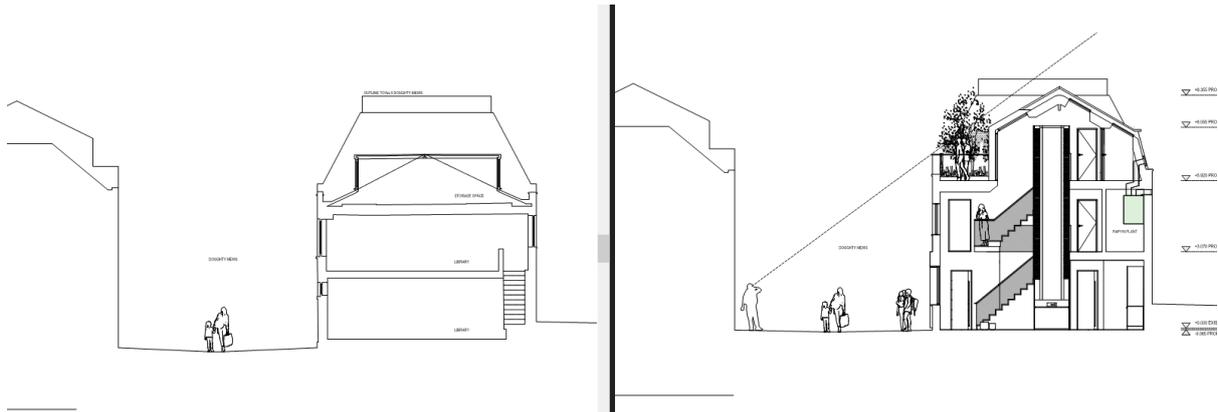
Front elevation



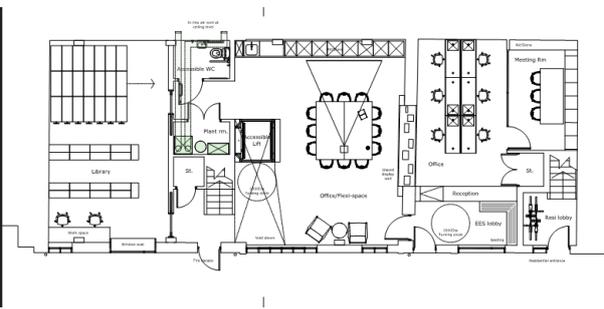
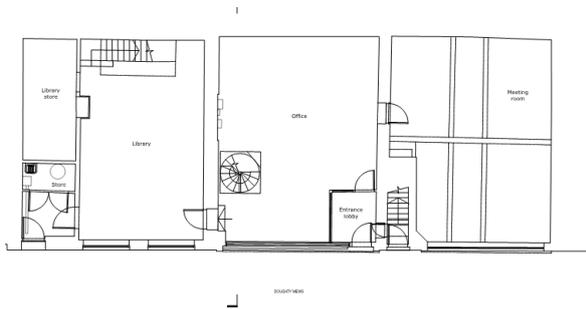
Rear Elevation



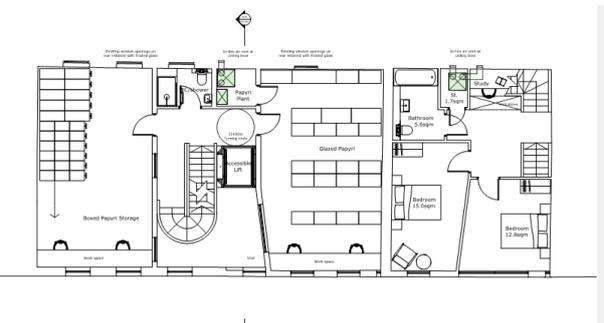
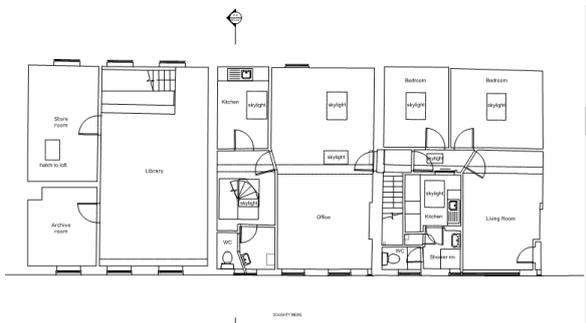
Side elevation/Section



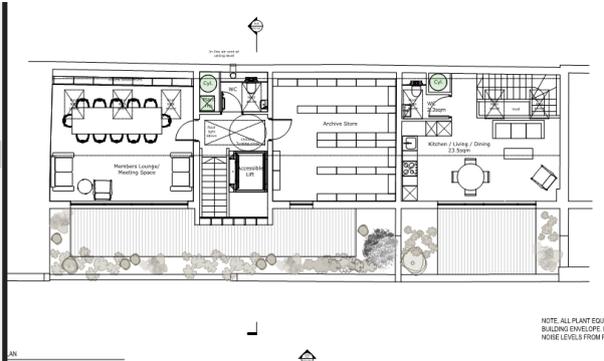
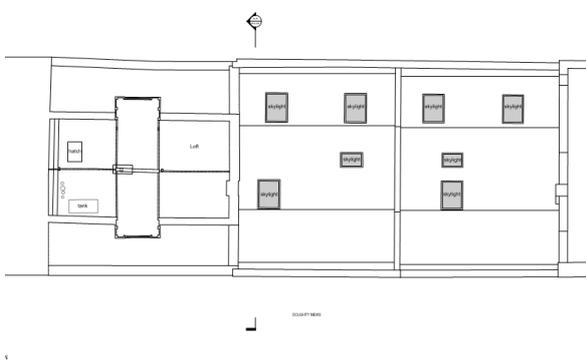
Ground Floor



First Floor

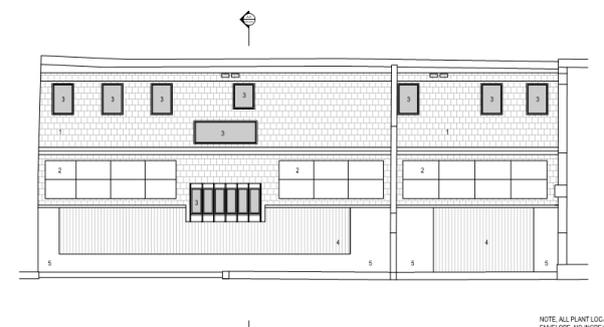
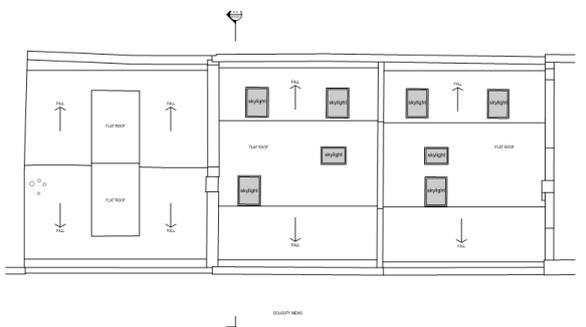


Second Floor



NOTE: ALL PLANT EQD
BUILDING ENVELOPE 1
ROOF LEVELS FROM 1

Roof



NOTE: ALL PLANT LOC
ENVELOPE NO INCREASING
LEVELS FROM PLANT 1

Delegated Report Member's Briefing		Analysis sheet		Expiry Date: 11/09/2023	
		N/A		Consultation Expiry Date: 28/09/2023	
Officer			Application Number(s)		
Ewan Campbell			2023/2928/P		
Application Address			Drawing Numbers		
2-4 Doughty Mews, London WC1N 2PG			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of roof extension and front roof terraces for both the Egypt Exploration Society building and residential apartment. Alterations to fenestration on ground and first floor including new window and door openings, new cycle stores and air vents and air source heat pumps					
Recommendation(s):		Grant condition planning permission subject to s106 agreement			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	31	No. of objections	27
Neighbour Consultation		<p>A site notice was displayed on 02/08/2023 and expired on the 26/08/2023. A press advert was advertised on the 10/08/2023 and expired on 03/09/2023</p> <p>Following a full consultation there were 27 letters of objection and 4 letters of support.</p> <p>The letters of objection raised a number of concerns including:</p> <p><i>Design and Heritage</i></p> <ul style="list-style-type: none"> - Design of mews building should be retained and not changed - Design is an eyesore - Modernise the façade - Commercial character of design - Windows should be obscured glazed - Creation of terrace will be intrusive <p><i>Officer response: Issues of design and heritage are discussed between sections 3.8 – 3.17</i></p>			

Amenity

- Roof terrace will impact on privacy along the mews
- Terrace will increase overlooking
- Increase in noise as a consequence of the terrace
- Breaches Camden amenity guidance
- Impact on daylight as a consequence of additional storey
- Light modelling inaccurate

Officer response: Issue of amenity are discussed between sections 3.18-3.28

Trees

- Removal of London Plane trees in 8 Doughty Street
- Scheme hinges on removal of these trees
- Non-compliance of biodiversity policies
- Trees add to the character of the area
- Significantly enhance the amenity of area and should not be lost

Officer response: Issues of trees and biodiversity are discussed between sections 3.29-3.33

Listed Nature of site

- Listed walls to the rear should be maintained
- Listed building consent is required
- Appropriate hoardings should be part of the scheme

Officer response: Due to the proximity of the site to the Grade II listed properties on Doughty Street, the Council sought demonstration that the site itself was not part of the curtilage of any listed building. Following contact with the applicant and agent, the Council requested a supporting statement demonstrating this was not the case and no part of the site was listed. The statement has been assessed by the Council's Conservation officer and is satisfied that the information brought forward demonstrates that the site does not form part of any listing.

Other issues

- Issues with consultation
- Date of application

Officer response: Whilst there may be comments on the consultation process, it has been confirmed that a site notice and press advert were issued in relation to this application and therefore the correct statutory consultation process has been carried out.

The letters of support discuss items including:

- Retention of the society in area would be positive for the community
- Camden can be centre of Egyptology if the ESS is retained.
- The ESS contribution to cultural significance in area

Bloomsbury CAAC

An objection was made by the Bloomsbury CAAC. Concerns included:

- Object to the ground floor treatment of the mews houses
- Loss of mews character and too commercial in spirit
- Original and mews character features should be retained
- Windows should not be full length
- Windows on first floor should not include continuous glass
- No objection to roof extension

Following amendments the CAAC were re-consulted and had some further comments:

- Revised design meets majority of initial objections which included:
- Subdivision of glazing on first floor
- Reintroduction of stall risers
- Use of only partly glazed doors instead of fully glazed doors
- The slatted front to no.3 still remains and is noted that it remains as an objection .

Officer Comments: Issues of design including the roof extension, façade treatment of the three buildings, commercial character and fenestration alterations are all discussed in the section 3 below. It is important to mention that the amendments sought by the Council largely dealt with the objections of the CAAC and only the issue of the slatted front on the ground floor remained.

Site Description

The site lies towards the southern end of Doughty Mews. The site is unlisted and lies within the Bloomsbury Conservation Area. The building is identified as a positive contributor in the Bloomsbury Conservation Area Appraisal and Management Strategy 2011. The area is predominantly residential in character and to the rear is Doughty Street which contains Grade II listed buildings

The Egypt Exploration Society (EES) is located on the eastern side of Doughty Mews which can be accessed off both Roger Street (to the south) and Guilford Street (to the north) in the heart of Bloomsbury. The site is located near to its cultural partners at the British Museum and Petrie Museum of Egyptian and Sudanese Archaeology at UCL.

The site currently comprises 3 two-storey adjoining mews houses and accommodates the EES over ground and part first floor, together with an self-contained flat which occupies the remainder of the first-floor level. No. 4 and 3 do have an internal doorway linking the buildings but currently there all the spaces are small and not well connected. The Society moved into this location in 1968 and since this time has provided grants to research projects around the world and communicated the results of this work to almost 2,000 international members through publications and events. The London headquarters includes a publicly accessible library of almost 20,000 volumes, one of the largest such collections in the UK, as well as a unique archive documenting the history of British archaeology in Egypt since 1882.

Relevant History

Relevant planning history on the application site:

N/A

Relevant planning history on Doughty Mews:

1a Doughty Mews

2009/3968/P - Erection of a three-storey and basement single family dwellinghouse (Class C3), including an internal courtyard, external terraces and integral garage providing one off-street parking space with entrance off Roger Street. **(Granted subject to s106 agreement 30/03/2010)**

7 Doughty Mews

2004/2344/P - Erection of a second floor roof extension and formation of new window openings to rear elevation of existing single dwellinghouse. **(Granted 06/08/2023)**

8 Doughty Mews

2022/0419/T - REAR GARDEN: 1 x London Plane (T1) - Fell to ground level. 1 x London Plane (T2) - Fell to ground level. **Grant Consent for works to tree/s under a Tree Preservation Order (12/07/2023)**

9 Doughty Mews

2021/3454/P - Erection of an extension at second floor level, installation of new high level windows on the ground floor rear elevation and alterations to the rear elevation all in association with the existing single family dwelling. **(Granted subject to s106 agreement 30/08/2022)**

(2021

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A4 Noise and Vibration

Policy D1 Design

Policy D2 Heritage

Policy H3 Protecting existing homes

Policy H2 Maximising the supply of self-contained housing from mixed use schemes

Policy H7 Large and small homes

Policy C6 Access for All

Policy E1 Economic Development

Policy E2 Employment sites and premises

Policy T1 Prioritising walking, cycling and public transport

Policy T2 Parking and car free development

Policy CC1 Climate change mitigation

Policy CC2 Adapting to climate change

Camden Planning Guidance (CPG)

Access for All CPG 2019

Amenity CPG 2021

Biodiversity CPG 2021

Community uses, leisure and pubs CPG 2021

Developer Contributions CPG 2019
Design CPG 2021
Energy efficiency and adaptation CPG 2021
Employment Sites and Business premises CPG 2021
Housing CPG 2021
Transport CPG 2021
Water and Flooding CPG 2021

Bloomsbury Conservation Area Appraisal and Management Strategy 2011

Assessment

1. PROPOSAL

1.1 The proposal is for the following works:

- Substantial demolition of 4 Doughty Mews
- Erection a roof extension with dormer atrium, new front and rear roof lights
- Creation of a new roof terrace for the ESS to provide an educational roof garden and new roof terrace for the residential flat with planting and associated balustrading
- New ground floor treatment with windows, stall risers and entrance doors
- Replacement of first floor windows
- Air source heat pumps
- Cycle parking

1.2 Following public consultation and an assessment by the Council a number of revisions have been sought and are reflected in the revised scheme. These are listed below:

- Reduction in size of the dormer/atrium on roof extension
- Setting railings back from the front and altering the design
- Altering the windows on first floor to the front single pane glass to be split pane
- Introducing more stall risers on the ground floor
- Removal of cycle parking to the front of the building.
- Increase in landscaping on terrace
- Rehousing the air source heat pumps internally

2. CONSIDERATIONS

2.1 The material considerations for this application are as follows:

- Land use
- Design and Heritage
- Neighbouring Amenity
- Trees and Biodiversity
- Energy and sustainability
- Transport Considerations

3. ASSESSMENT

Land use

3.1 The proposal includes various external and internal alterations to the buildings at 2-4 Doughty Mews. These buildings are made up of two uses F1 (Learning and non-residential institutions) and C3

(Residential). The proposal would not create additional units for either use class but would increase the floor area of both uses through extensions. The uplift of the F1 use would be approximately 74.5sqm and the residential use would be 33sqm. Whilst the design and heritage considerations will be discussed in the relevant sections below, first the report establishes the principle.

3.2 In terms of EES, Policy E1 aims to secure a successful and inclusive economy in Camden by creating the conditions for economic growth to support residents and local businesses. This is achieved through maintaining premises that are suitable for a variety of businesses, supporting local enterprise and business, promoting Knowledge Quarter as a location and directing new offices to growth areas. This well-established cultural institution is also within the Knowledge Quarter and therefore the expansion supports the strength of the area.

3.3 The aim of the ESS is to provide a Learning Hub and display space which would be publicly available during opening hours which is Monday to Wednesday 10.30 – 16.30. This would include areas for innovative virtual engagement as well as physical exhibitions of our unique archive and papyri collections. This space will be located on the ground floor, fully accessible from the reception area which will welcome visitors to our premises in Doughty Mews. The Learning Hub would also be used for public events including lectures, book readings, craft sessions, and exhibit launches which can accommodate school and community groups as well.

3.4 Policy C3 (Cultural and leisure facilities) seeks to protect cultural and leisure facilities and manage the impact of adjoining uses on their operation. The policy will resist the loss of these facilities and attempt for them to be re-provided in any subsequent scheme. The Council will also seek opportunities for new cultural and leisure facilities and support the expansion of existing where the impacts on existing infrastructure and amenity is protected. The proposal would create additional floorspace for the ESS of 74.5sqm and provides an adequate expansion to meet the needs of the ESS whilst retaining the use within a Knowledge Quarter location.

3.5 Because the uplift in floorspace is only really the roof extension which measures approximately 74.5sqm the existing transport infrastructure is not considered to be impacted. The amenity impacts will be discussed in the relevant section but the principle of the expansion of this use in this location is accepted.

Residential use

3.6 Policy H1 of the Local Plan aims to secure a sufficient supply of homes to meet the needs of existing and future households and will seek to exceed the target for additional homes in the borough by regarding self-contained housing as the priority land use of the Local Plan.

3.7 The existing residential flat is located at first floor level and measures 50 sq. m. The London Plan minimum floor space standards for new 2 bed 4 person residential dwellings is 70 sq. m. The existing flat falls below the minimum floor space standards and is, in this regard, considered substandard. The proposal retains all of the existing residential space at first floor level but creates 33 sq. m of additional floorspace at second floor level to provide a kitchen / living / dining area. The flat would measure approx. 83 sq. m. This creates an uplift of 33sqm and a better internal layout and the additional floorspace ensures that the flat meets the London Plan minimum floorspace standards which is welcomed.

Design and Heritage

3.8 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

3.9 The roof extension and terrace would extend across the three buildings and would include a front

dormer or atrium style element to the front. The extension is sufficiently set back by 3.0m as not to appear overbearing and appears comfortable in terms of the proportions of the building. The dual pitch roof design breaks down the scale further and means the overall extension still reads as subservient to the host buildings.

- 3.10 There is an existing character of large and often unique roof extensions that have terraces along Doughty Mews, contributing to the eclectic character of this part of the conservation area in the mews, albeit with consistent proportioning and scale. A roof extension of this style and design in this location is not out of character with the surrounding properties and is considered acceptable. Doughty Mews mainly comprises of buildings that are two storey's in height which remains a strong characteristic. The scale of the roof extension sits comfortably within the context of the building and area and maintains the prevalent roof line already existing. The dormer is a positive feature and provides a good level of articulation and interest at this level. The large windows and doors, whilst not a traditional feature are acceptable given they are not publicly visible and are overall not excessive in the context of the extension. The current design achieves this by setting the dormer and extension back considerably and keeping the extension within the dimensions of the adjacent building.
- 3.11 The material palette is considered acceptable, cladding the extension in timber and mixing this with a more traditional slate tiled roof. The dormer also contains timber fins and tripled glazed windows and doors creating an appropriate mix of traditional yet contemporary materials which helps soften the impact of the roof extension. The flush solar panels are also welcome and contribute positively to this character. The details in relation to materials and solar panels will be secured via a condition.
- 3.12 The landscaping and planting on the terrace is acceptable and adds to the verdant character the mews currently has. The railings to the front are utilitarian in character and are appropriate for this mews location. Full planting and landscaping details will be secured via a condition.
- 3.13 The first floor windows to the front are punched into the original window holes that were existing. The revised scheme shows the windows tripled glazed and split vertically which follows the existing character of windows at a higher level along the mews. Whilst the triple glazed window will undoubtedly lead to a different appearance, the fact these have retained a traditional appearance means this preserves the building's character and finer grain character of the mews as well. Further details of the windows will be secured via a condition.
- 3.14 The changes include increasing the size of windows, alterations to the doors, incorporating timber fins as well as the use of timber as cladding and the use of triple glazed windows. The revised ground floor is a high quality design positively reflecting the traditional character of the building in a contemporary way. The revised design of the ground floor achieves this successfully, providing different ground floor fenestration treatments and through the use of timber retains a softer character which provides a link to the traditional windows which are also timber. The, retention of downpipes, successfully ensures these are read as separate buildings and the continued use of stall risers along the three buildings ensures there is an acceptable level of glazing on the ground floor. Overall the design is sympathetic to the prevailing character of the ground floor treatment in the mews but also is a subtle way of linking these buildings together.
- 3.15 The windows to the rear are considered acceptable and in line with the current window openings on the second floor. There are some new rear window openings on the second floor/roof extension however these will be small in size and obscure glazed.
- 3.16 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.
- 3.17 The Great London Archaeological Advisory Service (GLAAS) were consulted on this application

as the supporting documents include an archaeological survey and was within Archaeological Priority Area (APA) tier 2. Following consultation GLAAS confirmed that due to the location and little groundwork involved in this development it is not considered to cause any concern archaeologically in this location and is therefore acceptable.

- 3.18 Overall the design is considered to be of high quality and successfully preserving the character of the Conservation Area and therefore complying with D1 (Design) and D2 (Heritage) of the 2017 Local Plan.

Neighbouring Amenity

- 3.19 Policy A1 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 and implications on daylight and sunlight. This is supported by the CPG Amenity.

- 3.20 In terms of the proposal, the ground floor alterations are sensitive introductions and are not significantly different to the existing ground floor treatment. Whilst there is an increase in glazing, this is small and is still within similar proportions compared with other properties on the mews therefore any issues of privacy or increase in overlooking are considered minimal. The first floor to the front and rear are replacing the windows and keeping the same window arrangement ensuring there will be no increase in impact on amenity. A condition would be attached to any permission to ensure the rear windows will be obscure glazed to minimise any impact on privacy and prevent direct overlooking to neighbouring properties.

- 3.21 As discussed above the proposed roof extension would add an additional floor and terrace to the front. The extension would increase the height of the buildings by a maximum of 3.6m from the existing roof line and have a pitched roof design angling away from the both Doughty Street and the other side of Doughty Mews. To the rear are the gardens of 6-8 Doughty Street and the roof extension would increase the height of the buildings by 2.1m which is directly to the rear of these gardens. This has a relatively low impact on amenity considering the separation distance (which is approximately 14m) from the Doughty Street properties, its end of garden location and limited increase in height. In relation to outlook, enclosure there would not be any adverse impacts due to the distance away from properties on Doughty Street and limited increase in height. There are a number of new windows being proposed to the rear roof slope of the extension however these would be obscure glazed to ensure there would be no direct overlooking or loss of privacy to neighbouring occupiers.

- 3.22 A daylight/sunlight assessment also supported the application and calculated the impact on the nearby windows including an analysis of the front windows of 26-29 Doughty Mews and the rear windows of 6-9 Doughty Street. The assessment tested both Vertical Sky Component (VSC) which is a daylight test, and Annual Probable Sunlight Hours (APSH). BRE guidance is referenced below for both VSC and APSH:

The Vertical Sky Component measured at the centre of a window should be no less than 27%, or if reduced to below this, no less than 0.8 times the former value

The window should receive at least 25% of available annual sunlight hours and more than 5% during the winter months (September 21st to March 21st), or, where this is not the case, 80% of its former value

- 3.23 From the results, there appears to be very little impact on the windows and all of the 35 windows tested which pass both tests. For VSC, the largest reduction is a 9.07% however with an proposed VSC percentage of 30.380 the window still comfortably meets BRE guidance (27%). Overall there is a very small impact to the neighbouring windows on the mews and an even smaller impact to the

rear windows on the property tested in Doughty Street and therefore the impact is not considered harmful. For APSH, again, there is very little change for almost all of the windows. Window 17 which is one of the windows on 9 Doughty Street, has a reduction of approximately 18% however this is still over the threshold of 80% of its former value and therefore is acceptable. Notwithstanding the fact the use of the rooms of the windows tested has not been identified, all windows pass the BRE guidance and therefore the impact on daylight/sunlight is not considered harmful.

3.24 The roof extension also includes the associated terrace which is located to the front of the properties and extends across the three buildings which benefits the institution and the existing residential flat. Whilst this has been discussed within the design section, it is important to note that roof terraces are a common feature within the mews with shorter separate distances between the buildings. This results in an existing level of overlooking and lower level of privacy, which is partly to do with the character of the mews and partly to do with the existing terraces. The introduction of new roof terraces on the application buildings may create the perception of additional overlooking to the upper floor windows in properties across the mews. Following revisions, the Council has sought a number of controls on the commercial roof terrace to ensure that the amenities of neighbours are adequately protected. These include setting the railings back behind the parapet, controlling hours of use (see details below in para 3.22) and increasing the landscaped area so the terrace itself is set back from the edge of the building by 1.0m. As part of the landscaping details secured through condition, the scheme will consider the impact on overlooking and aim, through the planting scheme to reduce this further. It is recognised that the relationship between residential home to residential home, in terms of overlooking, is potentially less intrusive to an institution to residential home however the Council considers that the revisions and hours of use mean any harmful impacts as a consequence would be mitigated and it is considered acceptable. Conditions would be attached to any permission to secure the hours of use of the commercial roof terrace, and details of the landscaping for both commercial and residential roof terrace.

3.25 In relation to noise, the hours that the terrace can be used by the staff and patrons of the ESS will be controlled via a condition to ensure that noise and disturbance outside unsocial hours will be kept to a minimum. The hours are to accommodate the uses need for events but also protect the amenity of the neighbours. The hours of use are listed below:

Mondays to Fridays - 9:00am to 6:00pm

Saturdays, Sundays and Bank Holidays. - Closed

3.26 The roof terrace for the ESS is measured at approximately 20.8sqm and the residential roof terrace measures 10.8sqm. This measures the useable part of the roof terrace as the landscaped area will be planted. Whilst the roof terrace of the ESS society is slightly larger than other terraces within the mews, it is not of large or excessive scale and the space means that only a limited number of people could access the roof terrace at any one time.. This also means that during these hours the noise is not considered to be harmful or have an adverse impact on nearby residents.

3.27 There are air source heat pumps (ASHPs), solar panels on the southern roof slope, mechanical ventilation heat recovery system (MVHR being proposed however following revisions these are now kept to completely within the confines of the building with only a vent coming out of the second floor. Therefore this is not considered to impact on noise for the neighbours along the mews on Doughty Street however a standard noise condition will be placed on the application to ensure the plant does not exceed these levels

3.28 The new windows and cycle storage will also provide very little impact in terms of amenity.

3.29 Therefore the proposal complies with policy A1 and A4 of the 2017 Camden Local Plan and the Amenity CPG.

Trees and Biodiversity

3.30 Policy A3 aims to protect and enhance sites of nature conservation and biodiversity. The Council will do this through protecting and designating conservation sites, assess developments against the ability to improve biodiversity and its impact upon and secure management plans where appropriate. This policy also includes the protection of trees and the Council will seek to resist the loss of trees and vegetation of significant amenity, historic, ecological or cultural value but also promote incorporating trees within any proposal. There is also an expectation, where developments are near trees, the relevant documents should be provided.

3.31 To the front at second floor level, there is an increase in planting and green infrastructure as part of the new roof terraces for both the residential unit and EES institution. Further details will be secured via condition however the principle is supported by the Council.

3.32 There are two large mature trees within close proximity to the rear of the site within 8 Doughty Mews. Under works to a TPO tree application 2022/0419/T, the Council's tree officer assessed the condition of the trees as well as the damage these were causing to the application buildings. Following consultation with Campbell Reith who advise the Council on structural matters it was found that physical damage was being caused to 2-4 Doughty Mews by the trees. During this application process the Council received in excess of 250 objections to the application which demonstrated the considerable public support for the retention of the trees. An extract of the report is provided below outlining the justification for the removal of the trees:

During the decision making process the Council sought the view of an independent consulting engineering practice Campbell Reith, to be satisfied that the justification put forward to support the removal of the trees is sufficient. CR concluded following their review that on the balance of probability it is the trees that are the cause of the damage. Therefore there would be significant loss and/or damage if consent is refused. Accordingly the Council may be liable to pay compensation for loss or damage including the costs of repairs, associated works and any future claims. In accordance with the guidance, the Council must take this factor into account alongside other key considerations, such as the amenity value of the tree and the justification for the proposed works, before reaching its final decision. In this case, whilst the amenity value of the trees is high, the evidence demonstrates that the cause of the damage is the trees and this has been verified by independent experts. Whilst there may be other solutions, the legislation does not enable the Council to force the owner of the tree or the applicant to undertaken such work.

The Council was also advised that there is a risk that removing the trees may undermine the overall stability of the affected property. As such, it is recommended that the One Housing Group, whom the Council understands to be the owner of the trees, works with the affected property owner to find a solution that allows for the retention of the trees and that a full assessment be undertaken to ascertain what impact, in any, the removal of the trees would have on the surrounding properties

3.33 The report was clear that the approval also did not give the right to the ESS to remove the trees and does not prejudice the rights of the owner of the trees. This also applies in this instance. The removal of the trees has already been consented and does not form part of this application. Nonetheless, this planning history is a material consideration, and conditions have been attached requiring landscaping details, and provision of replacement trees if the trees are removed under the consent already granted.

3.34 Overall the proposals comply with policies D1, A2, A3, CC1 and CC2 of the 2017 Local Plan.

Energy and Sustainability

3.35 Policy CC1 (Climate Change Mitigation) requires all development should minimise the effects of climate change and encourage all development to meet the highest feasible environmental standards that are financially viable during construction and occupation. This will be done through

promoting zero carbon development, reach London Plan targets and support and encourage energy efficiency improvements to existing buildings

- 3.36 Policy CC2 requires all new development to be resilient to climate change by protecting existing green spaces and promoting new green infrastructure, not increasing surface water run-off and promoting Sustainable Urban Drainage systems, incorporating green and blue roofs where possible and attempting to reduce the impact of urban and dwelling overheating by applying the cooling hierarchy
- 3.37 The proposal incorporates many energy efficiency improvements including triple glazed windows, air source heat pumps (ASHPs), solar panels on the southern roof slope, mechanical ventilation heat recovery system (MVHR) within the ESS. As mentioned above there is also increased green landscaping and planting on the roof terraces.
- 3.38 The building has also been designed to incorporate passive design principles; maximising natural light and ventilation, solar shading and design measures like location of the stairwell to introduce light deep into the building, high level windows coupled with lower level openings to prevent overheating in the summer.
- 3.39 Overall these introductions and design measures are welcomed and means the building will operate in a highly sustainable way which is a benefit of the scheme. The scheme therefore complies with CC1 and CC2 of the 2017 Local Plan.

Transport Considerations

- 3.40 Policy T1 of the Camden Local Plan requires development to provide cycle parking facilities in accordance with the minimum requirements of the London Plan and the design requirements outlined in the Transport CPG.
- 3.41 Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. This includes limiting the availability of both off-street and on-street parking. This will be secured for both units through a s106 agreement.
- 3.42 Given the mews location, the quiet residential nature of the mews and the amount of construction and improvement works proposed, the application is subject to a Construction Management Plan and associated Implementation Support Contribution of £3,920 and Impact Bond of £7,500 to be secured by means of the Section 106 Agreement. This will require liaison with local residents and businesses to ensure minimum disruption and channels of reporting by provided residents with contact information. This will help ensure that the proposed development is carried out without unduly impacting on neighbouring amenity or the operation of the local highway network.
- 3.43 Overall the proposal complies with T1 and T2 of the 2017 Local Plan

4 RECOMMENDATION

- 4.1 **Recommendation:** Grant conditional planning permission subject to s106 agreement

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 25th December, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2023/2928/P
Contact: Ewan Campbell
Tel: 020 7974 5458
Date: 20 December 2023

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

NTA Planning LLP
46 James Street
London
W1U 1EZ

Dear Sir/Madam

DRAFT
FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:
2-4 Doughty Mews
London
Camden
WC1N 2PG

Proposal:

DECISION
Erection of roof extension and front roof terraces for both the Egypt Exploration Society building and residential apartment. Alterations to fenestrations on ground and first floor including new window and door openings, new cycle stores and air vents and air source heat pumps

Drawing Nos: EES SB EX AL 010 LOCATION PLAN A3 P2 P2
EES SB EX AL 100 EXISTING GROUND FLOOR PLAN A3 P1 P1
EES SB EX AL 110 EXISTING FIRST FLOOR PLAN A3 P1 P1
EES SB EX AL 120 EXISTING LOFT PLAN A3 P1 P1
EES SB EX AL 130 EXISTING ROOF PLAN A3 P1 P1
EES SB EX AL 200 EXISTING SECTION AA A3 P1 P1
EES SB EX AL 300 EXISTING FRONT ELEVATION A3 P1 P1
EES SB EX AL 310 EXISTING REAR ELEVATION A3 P1 P1
EES SB DE AL 100 DEMOLITION GROUND FLOOR PLAN A3 P1
EES SB DE AL 110 DEMOLITION FIRST FLOOR PLAN A3 P1
EES SB DE AL 120 DEMOLITION LOFT PLAN A3 P1
EES SB DE AL 130 DEMOLITION ROOF PLAN A3 P1
EES SB DE AL 200 DEMOLITION SECTION AA A3 P1
EES SB DE AL 300 DEMOLITION FRONT ELEVATION A3 P1
EES SB DE AL 310 DEMOLITION REAR ELEVATION A3 P1

EES SB PR AL 060 FIRE PLAN A3 P2
EES SB PR AL 100 PROPOSED GROUND FLOOR PLAN A3 P10 P10
EES SB PR AL 110 PROPOSED FIRST FLOOR PLAN A3 P9 P9
EES SB PR AL 120 PROPOSED SECOND FLOOR PLAN A3 P13 P13
EES SB PR AL 130 PROPOSED ROOF PLAN A3 P5 P5
EES SB PR AL 200 PROPOSED SECTION AA A3 P6 P7
EES SB PR AL 300 PROPOSED FRONT ELEVATION A3 P8 P8
EES SB PR AL 310 PROPOSED REAR ELEVATION A3 P1 P1
LBC STATEMENT

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

EES SB EX AL 010 LOCATION PLAN A3 P2 P2
EES SB EX AL 100 EXISTING GROUND FLOOR PLAN A3 P1 P1
EES SB EX AL 110 EXISTING FIRST FLOOR PLAN A3 P1 P1
EES SB EX AL 120 EXISTING LOFT PLAN A3 P1 P1
EES SB EX AL 130 EXISTING ROOF PLAN A3 P1 P1
EES SB EX AL 200 EXISTING SECTION AA A3 P1 P1
EES SB EX AL 300 EXISTING FRONT ELEVATION A3 P1 P1
EES SB EX AL 310 EXISTING REAR ELEVATION A3 P1 P1
EES SB DE AL 100 DEMOLITION GROUND FLOOR PLAN A3 P1
EES SB DE AL 110 DEMOLITION FIRST FLOOR PLAN A3 P1
EES SB DE AL 120 DEMOLITION LOFT PLAN A3 P1
EES SB DE AL 130 DEMOLITION ROOF PLAN A3 P1
EES SB DE AL 200 DEMOLITION SECTION AA A3 P1
EES SB DE AL 300 DEMOLITION FRONT ELEVATION A3 P1
EES SB DE AL 310 DEMOLITION REAR ELEVATION A3 P1
EES SB PR AL 060 FIRE PLAN A3 P2
EES SB PR AL 100 PROPOSED GROUND FLOOR PLAN A3 P10 P10
EES SB PR AL 110 PROPOSED FIRST FLOOR PLAN A3 P9 P9
EES SB PR AL 120 PROPOSED SECOND FLOOR PLAN A3 P13 P13
EES SB PR AL 130 PROPOSED ROOF PLAN A3 P5 P5

EES SB PR AL 200 PROPOSED SECTION AA A3 P6 P7
EES SB PR AL 300 PROPOSED FRONT ELEVATION A3 P8 P8
EES SB PR AL 310 PROPOSED REAR ELEVATION A3 P1 P1
LBC STATEMENT

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

- 4 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:

a) Details including sections at 1:10 of all windows (including jambs, head and cill), ventilation grills and external doors;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

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

- 5 If the two trees are removed, as consented under 2022/0419/T, two London Plane (*Platanus x acerifolia*) trees with a stem circumference of 14-16cm at 1m above the top of the root ball shall be planted in the rear garden of the property no less than 2 metres from any above ground structure and no less than two metres between each tree. The trees shall be planted between the next November and March that immediately follows the removal of the trees under 2022/0419/T, and the replacement trees shall be maintained in accordance with the standard set out in BS8545:2014.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area, in accordance with the requirements of policies A2 and A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 6 No development shall take place until full details of hard and soft landscaping on the roof terrace areas have been submitted to and approved by the local planning authority in writing. The relevant part of the works shall not be carried out otherwise than in accordance with the details thus approved.

Reason: To ensure that the development achieves a high quality of landscaping which contributes to the visual amenity and character of the area in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 7 All hard and soft landscaping works shall be carried out in accordance with the approved landscape details by not later than the end of the planting season following completion of the development or any phase of the development or prior to the occupation for the permitted use of the development or any phase of the development, whichever is the sooner. Any trees or areas of planting (including trees existing at the outset of the development other than those indicated to be removed) which, within a period of 5 years from the completion of the development, die, are removed or become seriously damaged or diseased, shall be replaced as soon as is reasonably possible and, in any case, by not later than the end of the following planting season, with others of similar size and species, unless the local planning authority gives written consent to any variation.

Reason: To ensure that the landscaping is carried out within a reasonable period and to maintain a high quality of visual amenity in the scheme in accordance with the requirements of policies A2, A3, D1 and D2 of the London Borough of Camden Local Plan 2017.

- 8 The roof terrace which benefits the Egyptian Exploration Society hereby permitted shall not be carried out outside the following times

Mondays to Fridays - 9:00am to 8:00pm

Saturdays, Sundays and Bank Holidays - Closed

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies G1, CC1, D1, A1, A4 of the London Borough of Camden Local Plan 2017.

- 9 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy G1, CC1 and CC2 of the London Borough of Camden Local Plan 2017.

- 10 The proposed rear windows, as shown on EES_SB_PR_AL_310 (P1) shall be obscure glazed. The glazing shall be permanently retained as such thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 11 The external noise level emitted from plant, machinery or equipment at the development hereby approved shall be lower than the typical existing background noise level by at least 10dBA, or by 15dBA where the source is tonal, as assessed according to BS4142:2014 at the nearest and/or most affected noise sensitive premises, with all machinery operating together at maximum capacity.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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.](https://www.gov.uk/appeal-planning-decision)

Yours faithfully

Supporting Communities Directorate