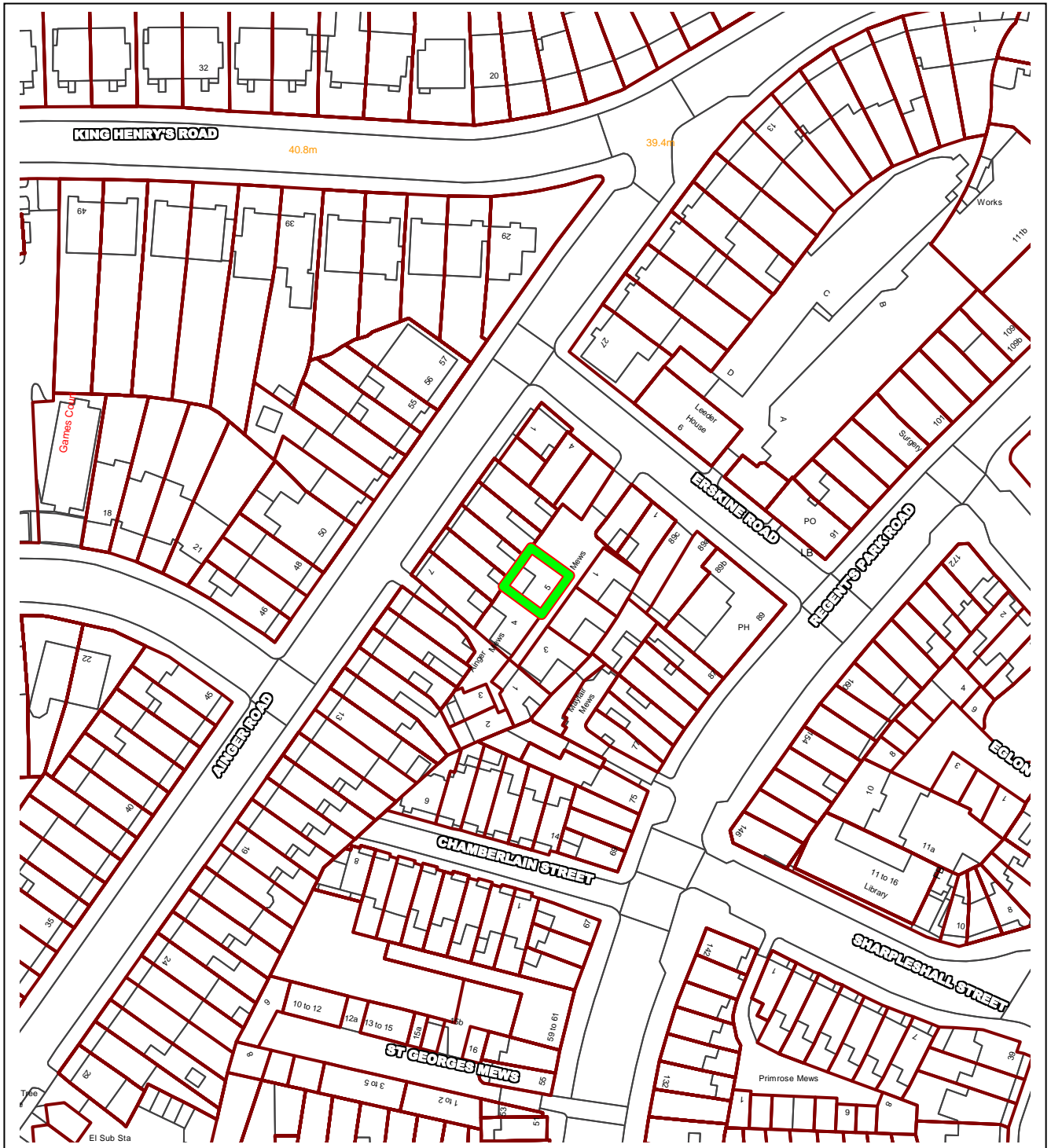


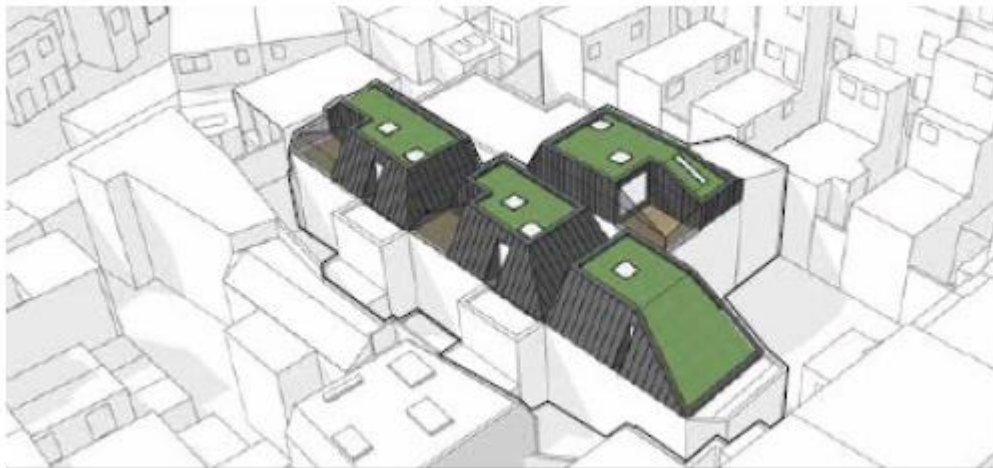
2023/3068/P - 5 Erskine Mews, NW3 3AP



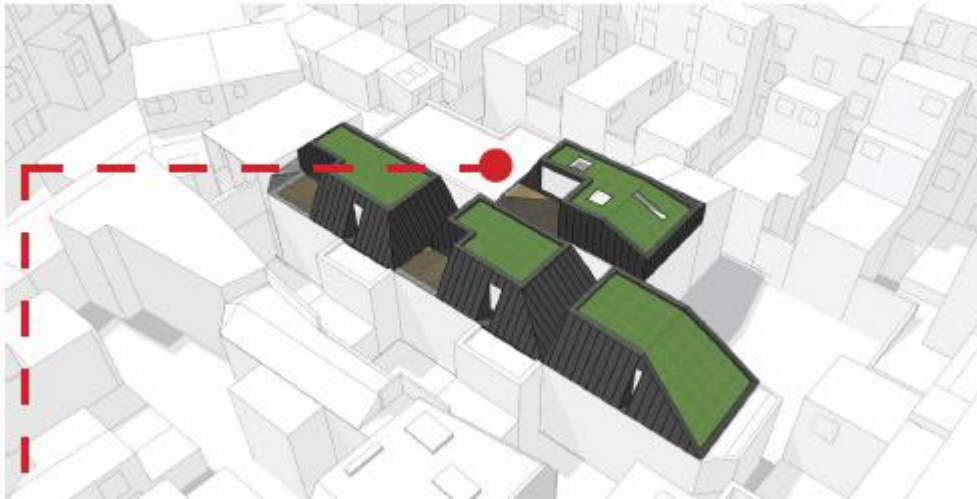
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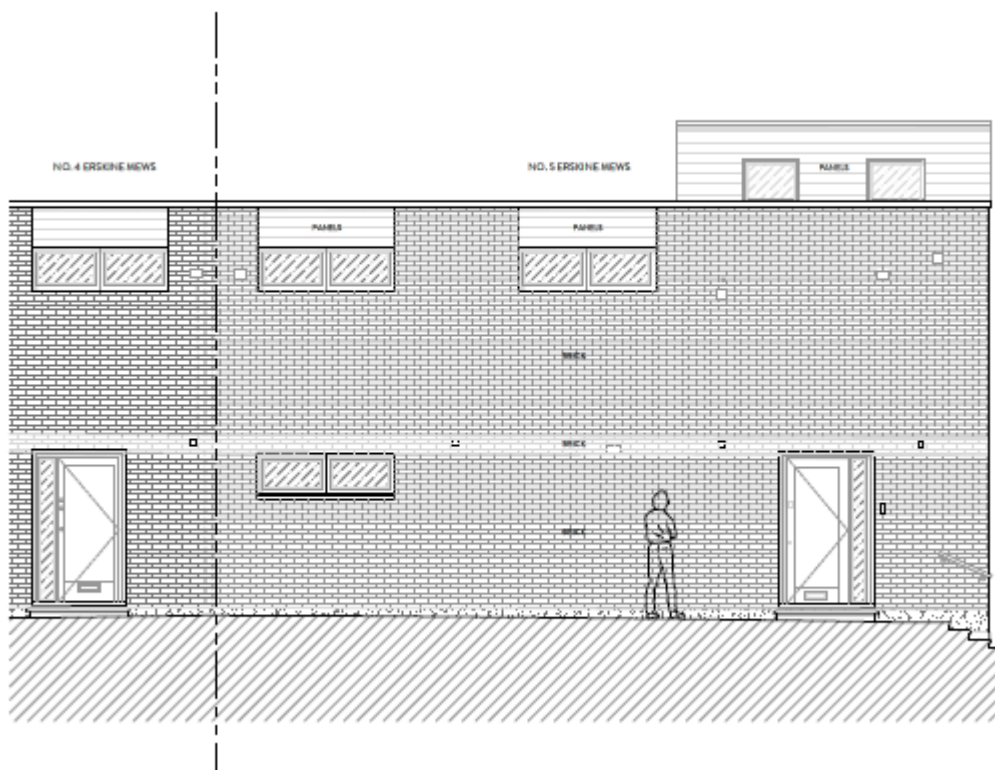
Application site indicated by red arrow



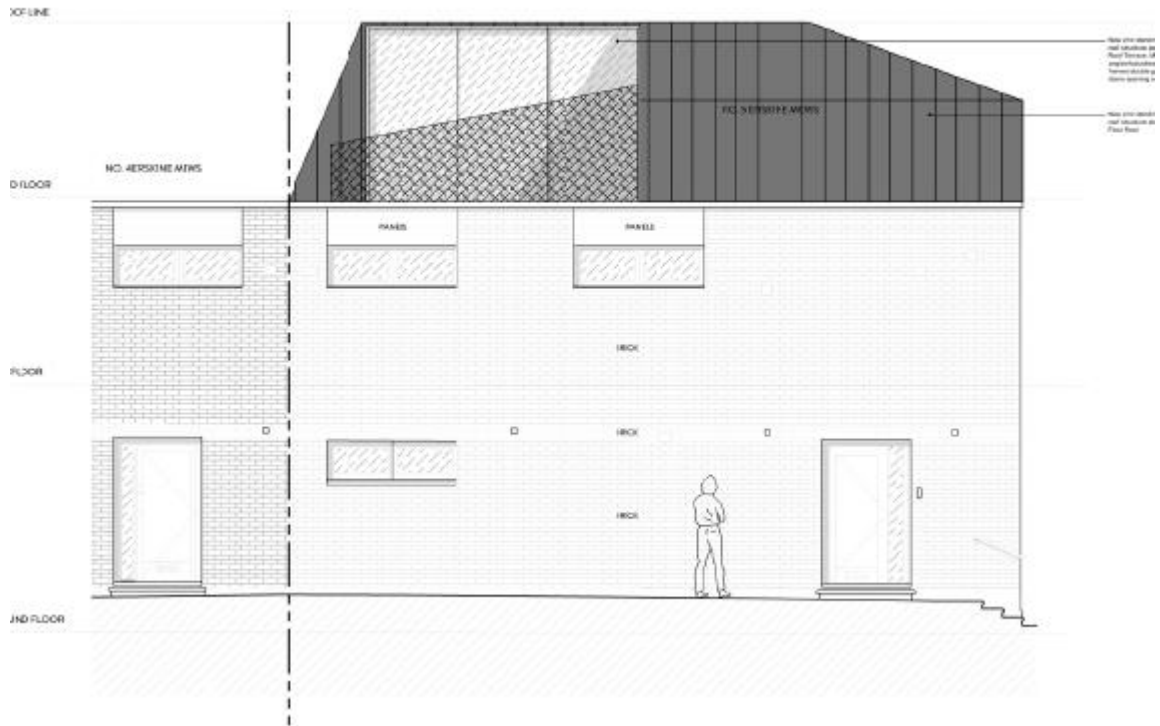
Previously approved scheme under planning ref. 2022/2230/P



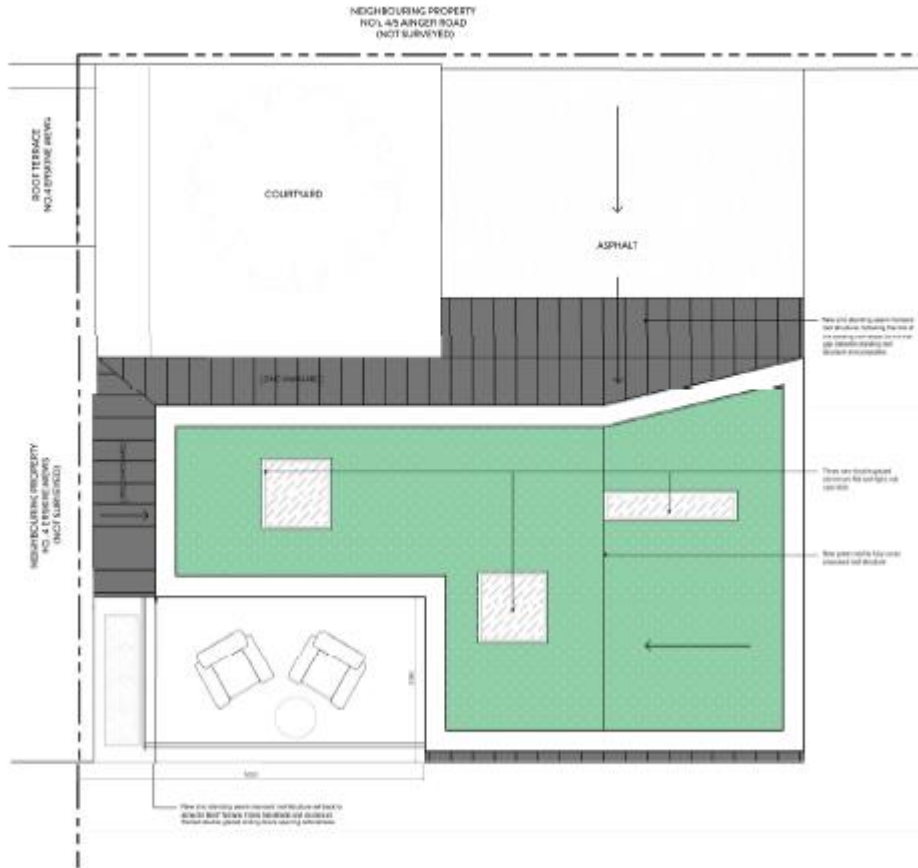
Proposed redesign of roof extension



Existing front elevation



Proposed front elevation



Proposed roof plan

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	21/09/2023
		N/A / attached	Consultation Expiry Date:	25/09/2023
Officer			Application Number(s)	
Enya Fogarty			2023/3068/P	
Application Address			Drawing Numbers	
5 Erskine Mews London Camden NW3 3AP			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of a roof extension with roof terrace and extension into courtyard space				
Recommendation:		Grant conditional planning permission (subject to a Section 106 Legal Agreement)		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Summary of consultation:	Three site notices were displayed surrounding the site on the 01/09/2023 (consultation end date 25/09/2023)			
Summary of consultation responses:	No. of responses	04	No. of objections	01
	<p>3 letters of support were received from neighbouring properties, their comments can be summarised as follows;</p> <ol style="list-style-type: none"> 1. The design is great, well thought out, and clean 2. Creates more space for growing families 3. An improvement to the existing mews 4. Support the green roof 5. Provides private amenity space for the occupants 			
Primrose CAAC Comments:	<p>A letter of objection was received on behalf of the Primrose Hill Conservation Area Committee CAAC. Their objection comments can be summarised as follows:</p> <ol style="list-style-type: none"> 1. The extra section of roof extension to No. 5 would bring the development closer to habitable rooms in houses in Ainger Road: their amenity should be protected. 2. We also object to the loss of open amenity space through the proposed extension within the courtyard space of no 5: private amenity space, especially where it offers space for planting, should not be diminished on ecological grounds, as well as grounds of residential amenity. <p><u>Officer's response:</u></p> <ol style="list-style-type: none"> 1. The scheme has been revised and this element was omitted from the scheme. The roof extension has been reduced in size, so it not considered to harm neighbouring amenities. 2. The proposed scheme involves a minor loss of courtyard space of about 5sqm. This is existing hard surface so there is no loss of permeable area or soft landscaping. The encroachment on the courtyard has no impact on any surrounding dwelling apart from the host building. 			

Site Description

The application site is accessed from the south side of Erskine Road and comprises a two-storey mews dwelling. The site is gated and cannot be seen from the public realm.

The dwelling is not statutorily listed and is not located within a conservation area but is located adjacent to the Primrose Hill Conservation Area to the north and east of the site and a locally listed terrace (1-29 Ainger Road) is located to the West of the site.

The site is located in an area with a PTAL Rating of 3. The site is located within flood zone 1, which has a low probability of flooding.

Relevant History

Host Site

2022/2230/P- Erection of single storey roof extension across 1,2,3 and 5 Erskine Mews to provide additional living accommodation. **Granted 28/06/2023**

H9/7/B/4640 - Erection of five dwelling houses at Erskine Mews, Camden and the provision of five car parking spaces. **Granted 28/03/1968**

1 Erskine Mews

2011/4781/P: Erection of a first floor side extension with roof terrace to existing dwelling house (Class C3). **Granted 17/11/201**

5 Erskine Mews

8903757: The erection of a rear extension at first floor level to form study. **Granted 28/02/1990**

The Gatehouse Mayfair Mews

2017/1162/P: Erection of a roof extension with 2 x rooflights to the front, 2 x obscured glazed rooflights to the rear, installation of 1 x window to the flank elevation and 3 additional rooflights at roof level all associated with the use as ancillary residential accommodation (Class C3). **Granted 07/06/2017**

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
- **H1** Maximising housing supply
- **T2** Parking and car-free development

Camden Planning Guidance:

- CPG Home Improvements (2021)
- CPG Amenity (2021)
- CPG Design (2021)

- CPG Developer contributions (2019)

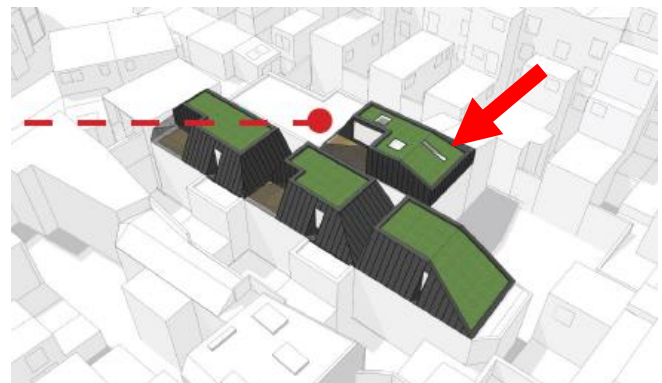
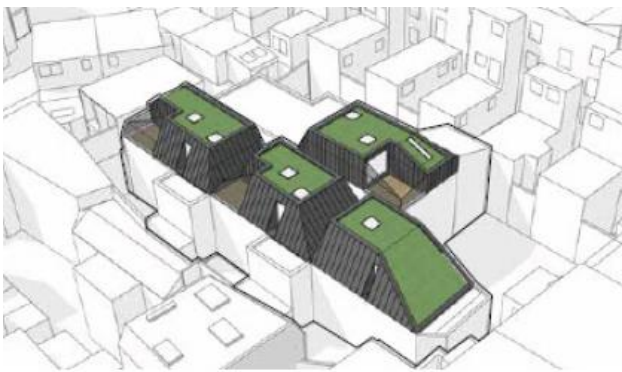
Assessment

1. The proposal

1.1. Planning permission is sought for a single storey roof extension to no. 5 Erskine Mews and the expansion of the building's massing at ground and first floor into the courtyard. The proposed extension would create a third floor and additional living accommodation for the application site.

2. Previous scheme

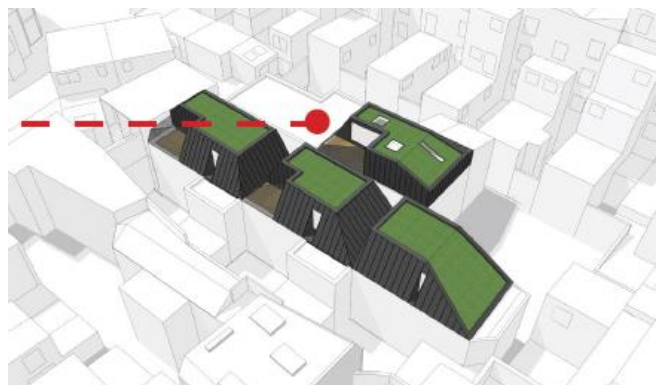
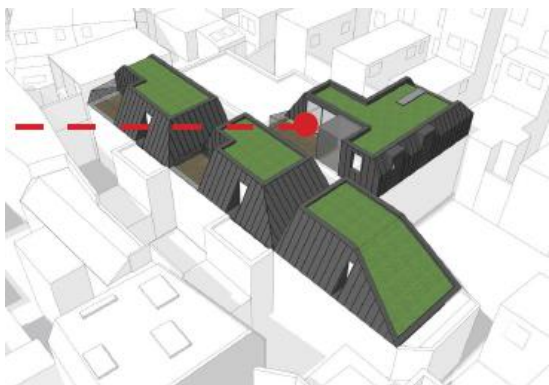
2.1. A previous application was submitted and was granted on the 28/06/2023 under planning ref 2022/2230/P for the 'Erection of single storey roof extension across 1,2,3 and 5 Erskine Mews to provide additional living accommodation'. The principle of a roof extension within the mews including the application site has already been established by this application and considered acceptable. This application seeks to redesign the roof extension at no.5. The material difference between the roof extension granted under 2023/4745/P is considered minor (see below), involving a slightly different roof form and the relocation of the terrace from the northeast to the south west corner of the extension.



Approved roof extensions granted under 2022/2230/P Roof extension subject to this application marked in red

3. Revisions

3.1 Revisions were sought during the course of the application; the roof extension was redesigned to mirror the previous design approved under 2022/2230/P (see below)



Superseded design submitted under this application Revised designs subject to this application

3.2 The revised roof extension is considered a sensitive addition and would appear subordinate to the main dwelling and thus considered acceptable.

4. Assessment

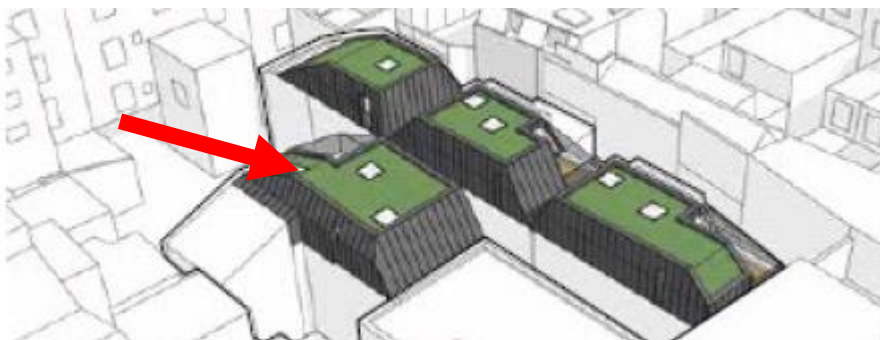
4.1. The principal considerations material to the determination of this application are as follows:

- Design and Conservation
- Residential amenity
- Transport

5. Design and Conservation

5.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features.

5.2. It is acknowledged that four of the mews properties have permission for roof extensions (ref.2022/2230/P, see planning history), including the application site. The proposed roof extension for no.5 largely follows the approval but with some alterations to form. The proposed extension would not be readily visible from the public realm due to its design and setting. The proposed roof extension would measure approximately 2.8m at the highest point. The roof extension would have pitched sides, as with the extant consent for the application site and its neighbours, in order to reduce the bulk and achieve a more sensitive architectural form. This helps to maintain and preserve the character of the mews.

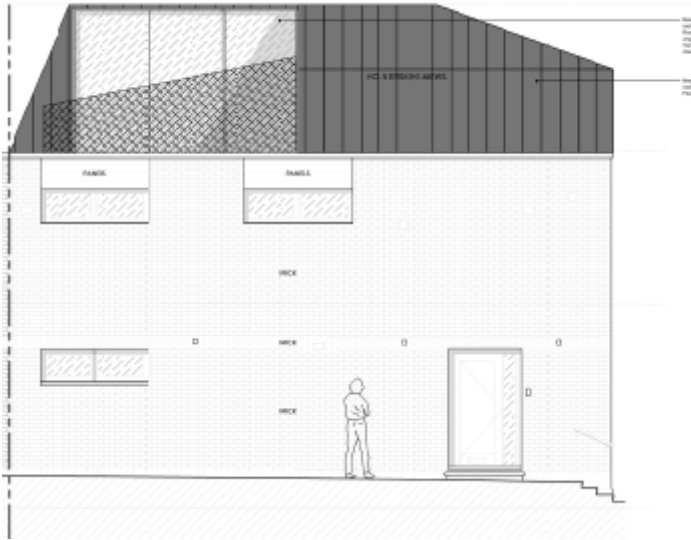


Roof extensions have been designed to be angled and splayed creating valleys to reduce the overall mass

5.3. Due to the gradual sloping design of the extensions, the proposed roof extension would have the appearance of a modest height and would be seen as a subservient addition when viewed in private views from neighbouring properties along Erskine Road and Ainger Road.

5.4. The roof extension would be constructed in zinc standing seam which is a traditional roofing material albeit carried out in a contemporary style. In addition, a green roof would be located above which would add visual amenity and provide drainage and biodiversity benefits. The proposed fenestration is contemporary and sympathetic in terms of its design and siting. The rooflights would be subordinate in both in size and number and would be fitted flush with the roof surface.

5.5. The roof extension would provide an amenity area for the occupants of 5 Erskine Mews. The outdoor amenity area would have a perforated metal screening. The material and the detailed design is considered appropriate (see below).



The proposed perforated metal screening for the amenity space for 5 Erskine Mews

- 5.6. The extension of the massing into the courtyard would not read as an extension of the building as such as it would be seamless and confined within the site's envelope, and would be finished with the new roof extension avoiding any awkward junctions. The courtyard would only be reduced by approx.5sqm, leaving 21sqm remaining. The internal elevations will appear very similar to existing, using a combination of brickwork and glazing to achieve similar solid to void ratios and overall character. This part of the proposal would not be visible in public or private views.
- 5.7. Overall, the design, scale, siting and materials of the development would be sympathetic to the character and appearance of the host property and adjacent conservation area, and the proposed development, by virtue of the appropriate materials and sympathetic scale and contemporary design, would preserve and enhance the character and appearance of the host dwellings and adjacent conservation area in accordance with policies D1 and D2 of the Camden Local Plan.

6. Residential Amenity

- 6.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development. Policy A4 seeks to ensure that residents are not adversely impacted upon by virtue of noise or vibrations.
- 6.2. The roof extension would not have windows facing the neighbouring properties on Ainger Road. In terms of the terrace, the proposed windows would look towards a bathroom window at no. 2 Erskine Mews that already has fritted glass to protect the room from overlooking.
- 6.3. Metal screenings are proposed for the amenity space at 5 Erskine Mews to safeguard the amenity of future occupiers and ensure their privacy. In addition, the screening would be an appropriate solution to overcome overlooking to the neighbouring windows. The proposed screening, due to its height and angle, would not result in reduction of outlook, nor daylight/sunlight to the neighbouring properties.
- 6.4. In respect of noise nuisance, the balcony is of a modest scale and would not be able to accommodate large groups of people. It is also noted that the doors leading out to the balconies are from bedrooms and not a kitchen or living space, which may decrease the likelihood of the balconies being used for entertainment purposes. Nevertheless, noise disturbance from use of the terrace would be no greater than residential gardens in this area. It is also noted that a terrace of very similar size was included in the extant permission albeit in a different location.

- 6.5. The proposal was accompanied by a daylight/sunlight assessment. However, since then the scheme has been revised and reduced in size, so it is similar to the previously approved neighbouring roof extensions granted under 2022/2230/P which was considered to be acceptable in daylight/sunlight terms. Due to the location and size of the roof extension it would not affect neighbouring properties in terms of overshadowing.
- 6.6. The extension would be located sufficient distance away from neighbouring habitable windows at no.4/5 Ainger Road for there to be no significant impact on the outlook of these windows. The high quality design proposed has a slender and recessed form which together with the separation distance prevents the proposal from having an overbearing visual impact.
- 6.7. The expansion of the building's massing into the courtyard would not cause any adverse impacts on the amenity of adjoining residential occupiers in terms of loss of light, outlook or privacy.
- 6.8. Subject to the securing of a CMP (discussed below), the proposed development would not have a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policy A1.

7. Transport

- 7.1. Given the extent of construction work and the location of the site in the middle of a residential block a Construction Management Plan (CMP) will be secured by Section 106 legal agreement to ensure the proposed development does not create traffic congestion and lead to a loss of amenity for surrounding occupiers in accordance with policy A1. A CMP Implementation Support Contribution of £4,194 and a bond of £8,000 (in the event of any enforcement issues) would also be secured as a Section 106 planning obligation if planning permission is granted.

7. Recommendation

- 7.1 Grant conditional Planning Permission (subject to section 106 legal agreement)

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 15th January 2024, 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: 2023/3068/P
Contact: Enya Fogarty
Tel: 020 7974 8964
Date: 11 January 2024

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

SM Planning
80-83 Long Lane
London
EC1A 9ET

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:
5 Erskine Mews
London
Camden
NW3 3AP

Proposal:

DECISION
Erection of a roof extension with roof terrace and extension into courtyard space
Drawing Nos: 106/001;106/100; 106/101; 106/103; 106/104; 106/105; 106/106; 106/107;
106/108; 106/202A; 106/203A; 106/204A; 106/205A; 106/206A; 106/207A;
106/208A; Design and access statement dated November 2023 prepared by Malin + Lynn;
Daylight and Sunlight dated 1 August 2023 prepared by RICS; Heritage Addendum dated
July 2023 prepared by The Heritage Practice: Construction and Demolition Management
Plan

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;

106/001;106/100; 106/101; 106/103; 106/104; 106/105; 106/106; 106/107; 106/108; 106/202A; 106/203A; 106/204A; 106/205A; 106/206A; 106/207A; 106/208A; Design and access statement dated November 2023 prepared by Malin + Lynn; Daylight and Sunlight dated 1 August 2023 prepared by RICS; Heritage Addendum dated July 2023 prepared by The Heritage Practice: Construction and Demolition Management Plan

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 of the London Borough of Camden Local Plan 2017.

- 4 The metal screen hereby approved shall be erected prior to commencement of use of the terrace and shall be permanently retained.

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.

- 5 Prior to commencement of development, full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 of all green roofs showing substrate depth.
- iii. a broad range of plants to maximise biodiversity enhancement.

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies D1, D2 and A3 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-householder-planning-decision>.

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

Yours faithfully

Supporting Communities Directorate