

Date
26 January 2024

3 Baynes Mews London NW3 5BH

To
Pejman Elise

**Minor Material Amendments - 2023/4925/P
Planning Statement**

Reference

Contents

1.0	Introduction	
1.1	Project aspirations	3
1.2	This document	3
2.0	Design Proposals	
2.1	Changes to the ground floor's entrance door	4
2.2	Rear roof dormer	5
3.0	Summary	7
	Appendix A — Drawing Register	8

1.0 Introduction

1.1 Project aspirations

The aspiration of the proposed development presented in this document is to provide a high-quality housing on a previously underused mews with a garage and a flat above.

No. 3 Baynes Mews is a three storey property, part of a mews row on the west side of the London Borough of Camden, within Belsize ward.

The brick mews is situated between 1-2 and 4 Baynes Mews, which are similar in appearance, and were converted to a housing use.

The site topography falls slightly along Baynes Mews towards Belsize Lane.

The property sites within the Belsize Conservation area, sub-area Belsize Village.

1.2 This document

The extant planning approval for the property at 3 Baynes Mews, granted in October 2023 (2023/1043/P), permits the conversion of the garage into a livable space, allowing for the ongoing use of the property as a single dwelling. Additionally, for the installation and replacement of windows on the first-floor front elevation and the replacement of the front door and garage doors on the ground floor of the existing structure.

The report outlines the requested minor material amendments to the approved application (2023/4925/P).

Below is an executive summary of the proposed minor-material amendments to the planning permission 2023/1043/P.

Changes to the ground floor's entrance door;
Roof Dormer at the rear with skylight on top;



2.0 Design Proposals

2.1 Changes to the ground floor's entrance door

A wider entrance door was requested to allow to allow better accessibility to the house.
The proposed door maintains the design principles of the existing one.



Front Elevation
Entrance Door - As Consented (2023/1043/P)



Front Elevation
Proposed Entrance Door (2023/4925/P)

2.0 Design Proposals

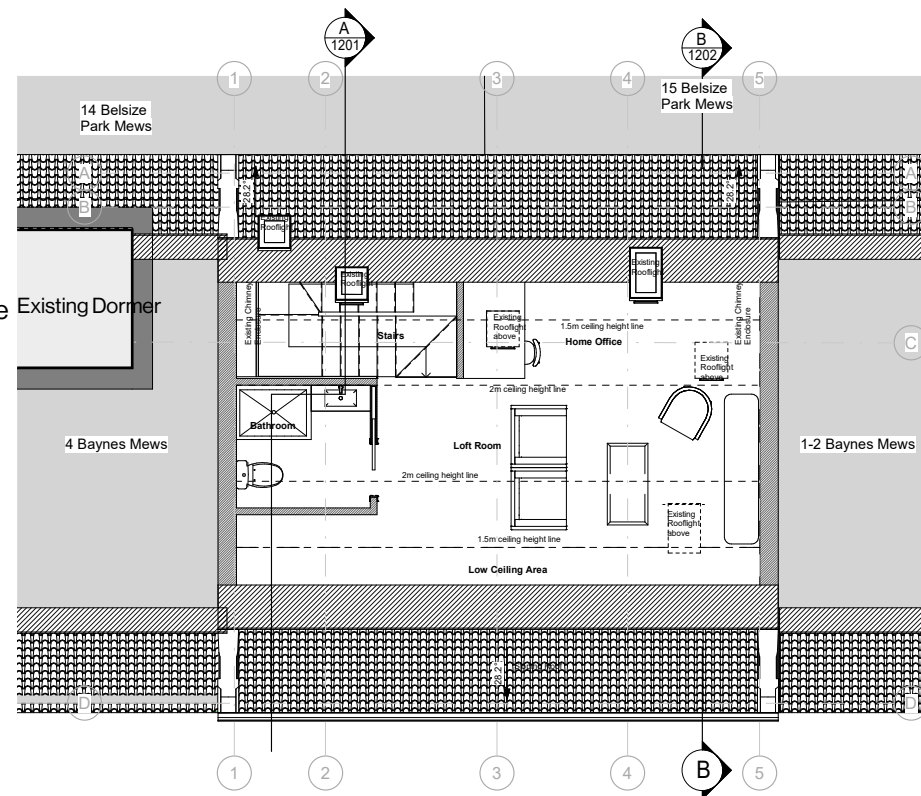
2.2 Rear roof dormer:

The approved design (2023/1043/P) did not include any alterations to the roof layout, allowing for limited usable space in the loft area.

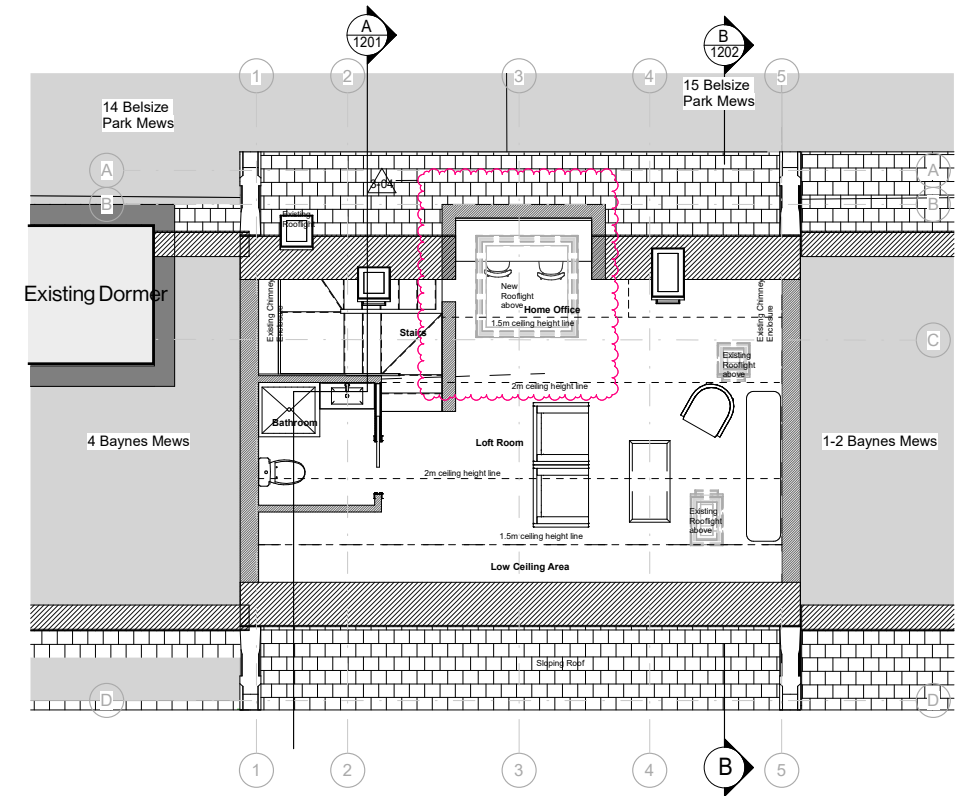
The current proposal introduces a rear roof dormer to optimize the liveable space within the roof loft. This dormer is designed with a single top roof light to allow natural light into the loft space. No windows are included in the proposal to mitigate any potential overlooking concerns with neighbouring properties.

The dimensions of the proposed dormer are subordinated in size to the roof slope, ensuring it seamlessly integrates with the existing roof, maintaining its original form.

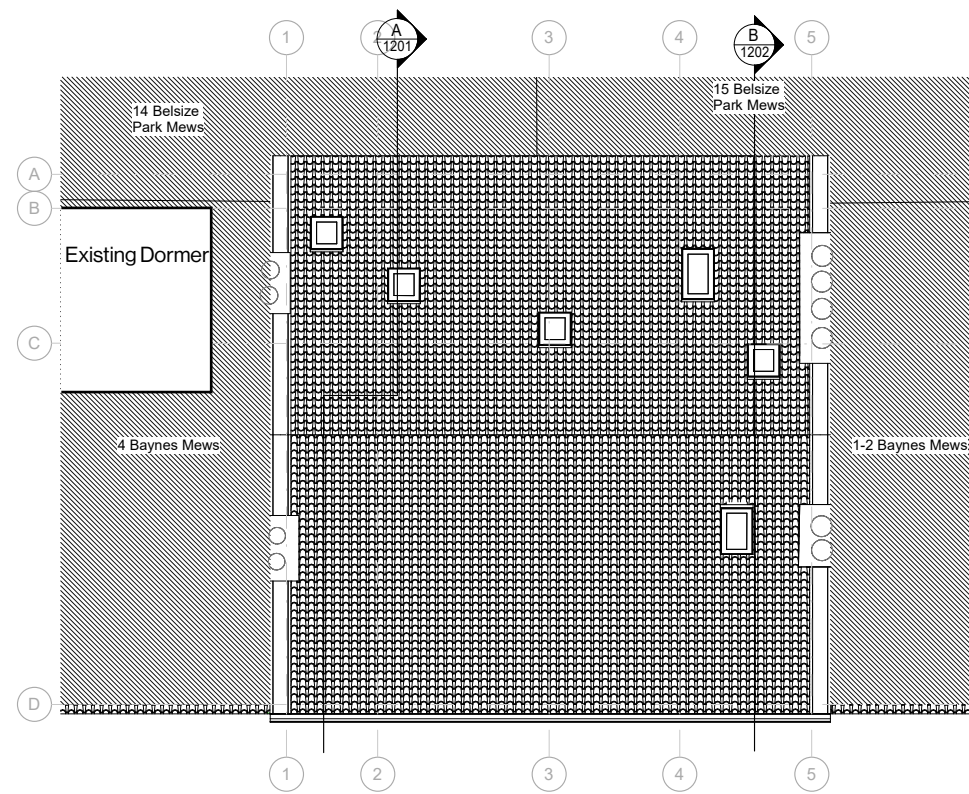
Placed centrally on the existing roof, the dormer maintains even distances from the roof margins.



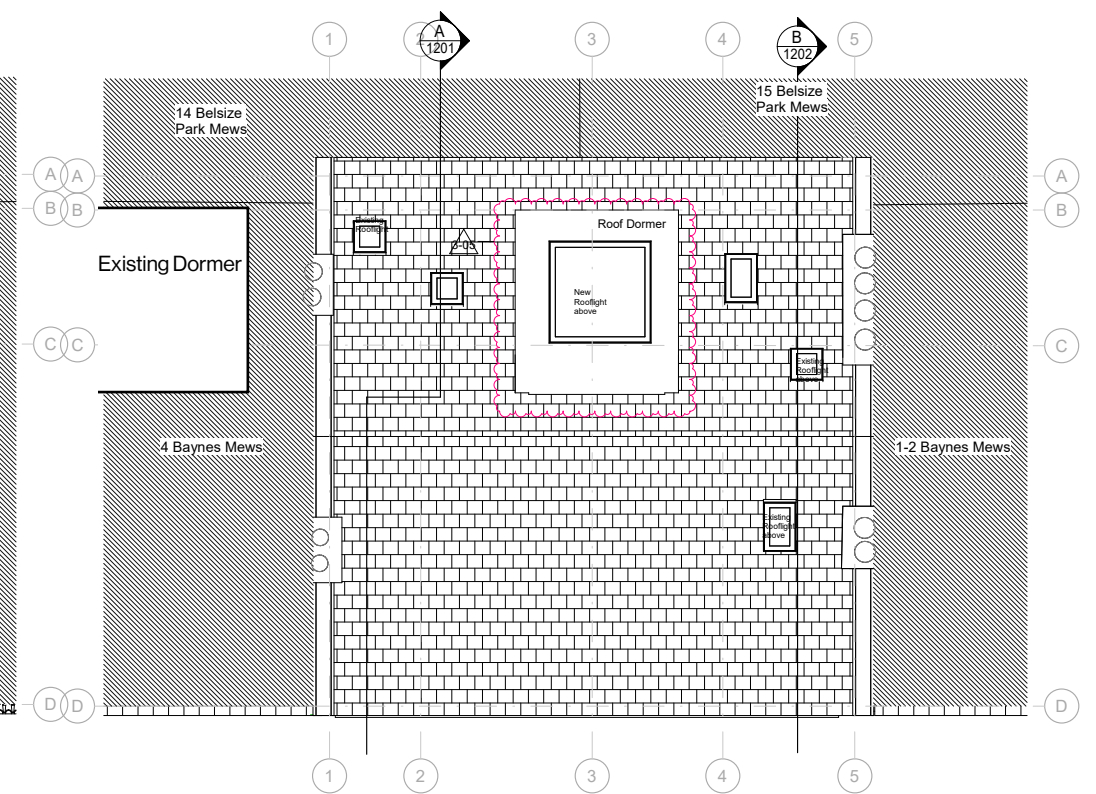
Loft plan - As Consented (2023/1043/P)



Proposed loft plan with Rear Dormer (2023/4925/P)



Roof plan - As Consented (2023/1043/P)

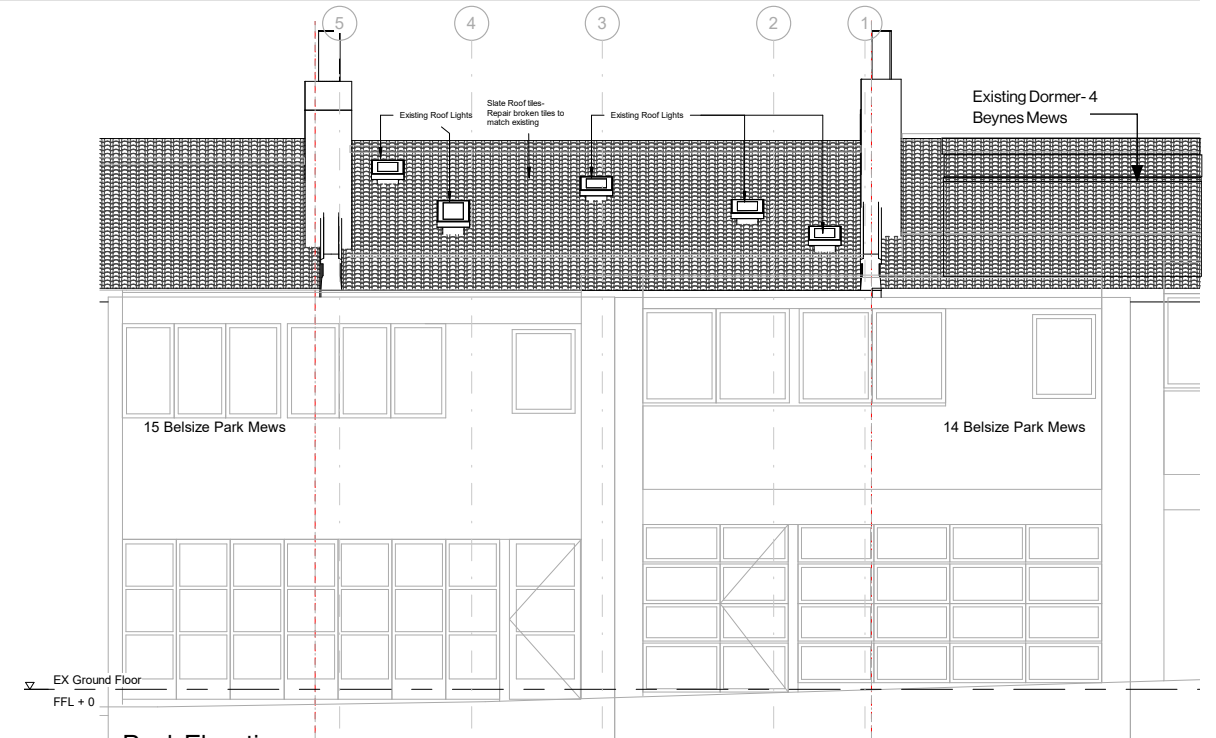


Proposed roof plan with Rear Dormer (2023/4925/P)

2.0 Design Proposals

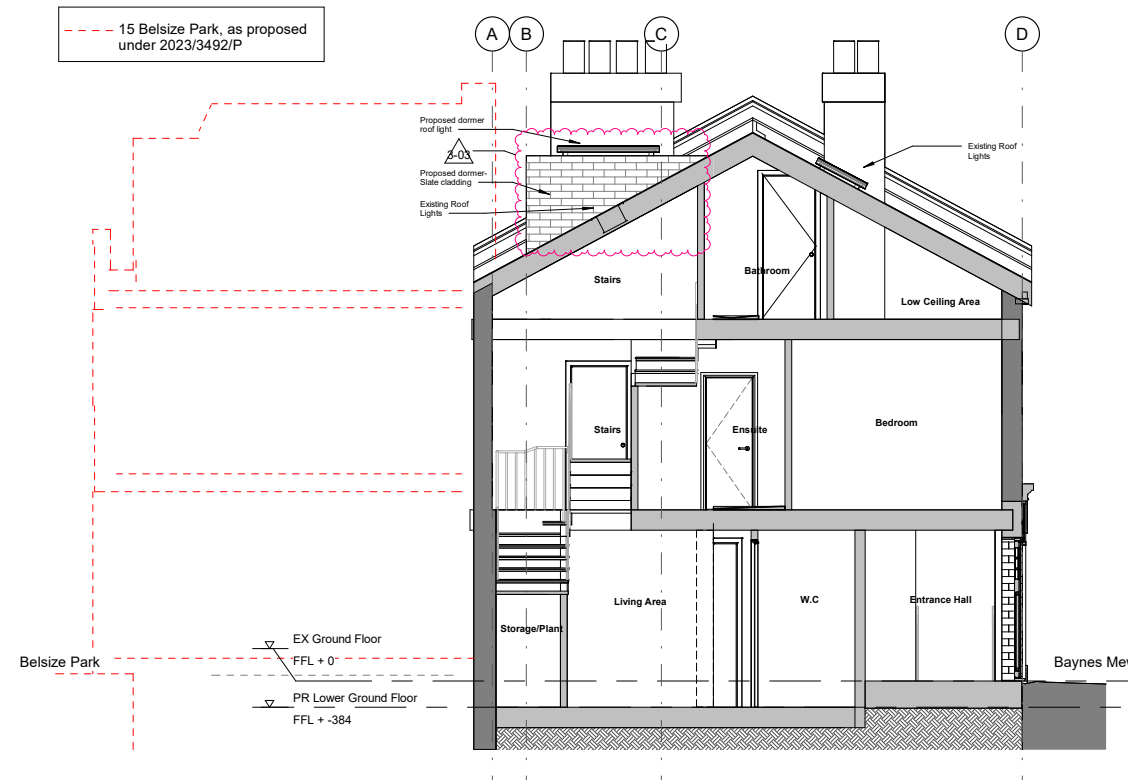
For consistency, the materials chosen for the proposed dormer are hanging slates that harmonize with the existing roof tiles, complementing the overall appearance of nearby structures.

There is an existing roof extension on Baynes Mews No 4 which is more extensive than the proposed structure under this application. Furthermore, the neighbouring property at 15 Belsize Park Mews has recently submitted a planning application for a roof extension (2023/3492/P).



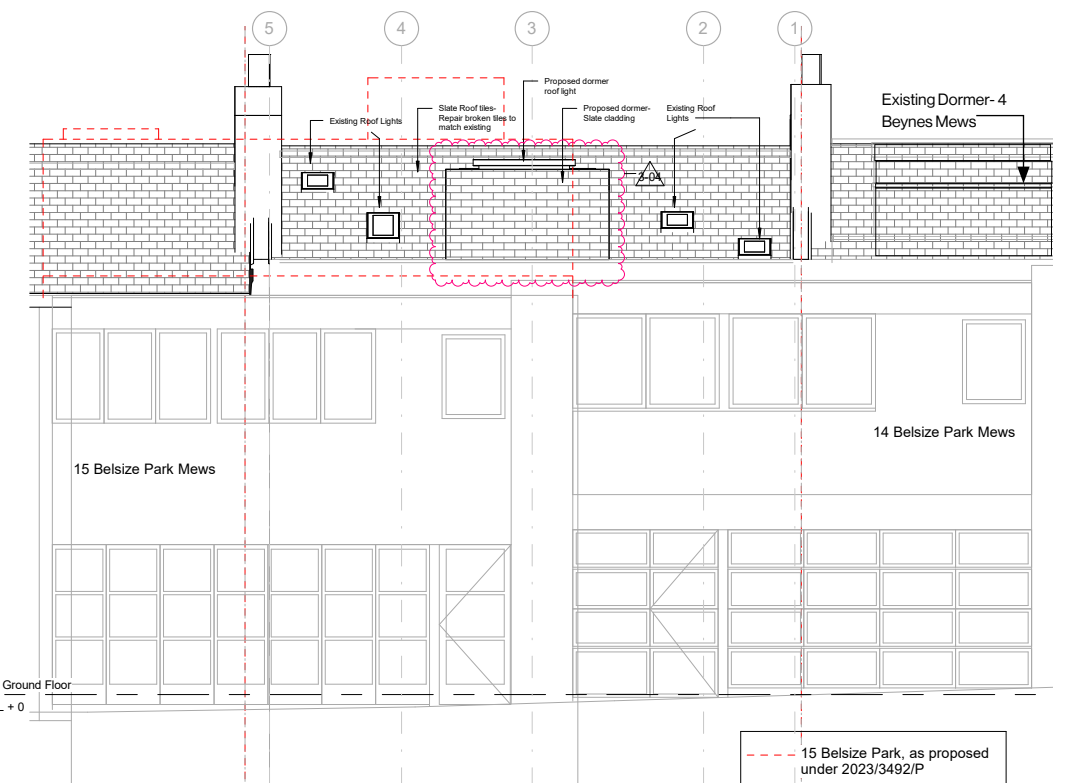
Back Elevation

Rear roof - As Consented (2023/1043/P)



Section

Proposed Rear Dormer (2023/4925/P).



Back Elevation

Proposed Rear Dormer (2023/4925/P).

3.0 Summary

We believe the suggested minor material amendments to application Ref: 2023/1043/P are considered minor and insignificant.

The purpose of the proposal is to enhance accessibility and liveable space within the house, as designed under the original application.

The proposed changes do not vary significantly from the initial application description. We hope these amendments achieve the optimal outcome for the applicant while respecting the integrity of the original application and the neighbouring properties.

Appendix A — Drawing Register

Drawing Nr.	Scale / Format	Title
0151	1:50 / A3	Demolition Ground Floor Plan
0154	1:50 / A3	Demolition Roof Floor Plan
1101	1:50 / A3	Proposed Ground Floor Plan
1103	1:50 / A3	Proposed Second Floor Plan
1104	1:50 / A3	Proposed Roof Floor Plan
1201	1:50 / A3	Proposed Section A-A
1301	1:50 / A3	Proposed Front Elevation
1302	1:50 / A3	Proposed Rear Elevation