

*London Office:*  
80-83 Long Lane  
London, EC1A 9ET

Sent via planning portal only

14/03/2024

Dear Sir/Madam

**HOUSEHOLDER PLANNING APPLICATION – THE TOWN & COUNTRY PLANNING ACT 1990**

**ERECTION OF A ROOF EXTENSION WITH ROOF TERRACE AND EXTENSION INTO COURTYARD SPACE**

**5 ERSKINE MEWS, LONDON, NW3 3AP**

Please accept this covering letter as an accompaniment to this planning application for the erection of a roof extension with roof terrace and extension into courtyard space at no.5 Erskine Mews. The application forms a revised application for amendments to the roof extension recommended for approval under application 2023/3068/P. This letter provides a summary of the site and the proposals.

Please also find enclosed a completed application form, full set of existing and proposed plans including site location plan, Design and Access Statement, Heritage Appraisal, Daylight and Sunlight Report and a Draft Construction Management Plan.

**The site**

The site is accessed from the south side of Erskine Road and comprises a mews development of five two-storey homes in active, and private residential use. This proposal relates only to No.5 Erskine Mews which lies to the north side of the site. The mews is gated and cannot be seen from the public realm but is contemporary in appearance with the inward facing properties presenting largely brick elevations punctuated by front doors and small rectangular windows. The site comprises communal car parking and refuse storage.

The site is located outside of, but immediately adjacent to the Primrose Hill Conservation Area to the north and east, and a locally listed terrace (1-29 Ainger Road) to the west. Approximately 23 metres to the south of the site is a Grade II listed terrace (9-14 Chamberlain Street).

The predominant land use in the immediate surroundings is residential and there is also an eclectic range of commercial uses over the wider surroundings.

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

## **Planning history**

A planning application was submitted **(2021/2411/P)** on the 15<sup>th</sup> June 2021 for the erection of single storey roof extension to five dwellings at 1-5 Erskine Mews to provide additional living accommodation. The Local Planning Authority resolved to grant permission subject to a S106 legal agreement.

On the 7<sup>th</sup> July 2023 planning permission was granted **(2022/2230/P)** at Nos. 1, 2, 3 and 5 Erskine Mews for the erection of single storey roof extension across 1, 2, 3 and 5 Erskine Mews to provide additional living accommodation. The application was identical to the previous application (2021/2411/P) recommended for approval, other than the fact that the roof extension to 4 Erskine Mews was omitted from the proposed development.

Most recently, planning application was submitted **(2023/3068/P)** at no.5 Erskine Mews for the erection of roof extension with roof terrace and extension into courtyard space. The application was recommended for approval (subject to section 106 legal agreement). The application was similar to the previously approved scheme under reference 2022/2230/P but related only to no.5 Erskine Mews. It should also be noted that the approved scheme was amended during the course of the application to address case officer feedback. Please refer to pages 6-7 of the Design and Access Statement which provides more details of how the application evolved.

## **The proposal**

This application seeks to build upon the scheme recommended for approval under 2023/3068/P but with the following changes:

- An extension to the rear of the roofslope, facing Ainger Road properties;
- Differing roof slope angle to the roof on the north facing elevation to allow for adequate internal floor to ceiling heights;
- Larger expanse of green roof to the front/side elevation

Following the feedback received during the course of application 2023/3068/P, the amendments made have been designed to achieve a more sympathetic roof form which includes a larger span of green roof to the north elevation. In line with the officer feedback, the previously proposed dormers to this elevation and a glazed roof box to the east elevation continued to be omitted. The proposed roof extension maintains approximately 2.87m from the eaves to the top of the roof, just like the previous scheme. The previously granted extensions to the courtyard space to the rear of the property remain as previously approved under application 2023/3068/P and have not been amended as part of this application. Please refer to page 8 of the Design and Access and the proposed plans which provide more details of the proposals.

## **Planning Assessment**

### **Design and heritage impact**

Policy D1 of the Camden Local Plan (CLP) requires development to be of the highest architectural and urban design quality, have particular regard to design and visual impact and to the context within which it is placed, and the contribution it makes to the landscape qualities of the area. The aim of this policy is further reflected in the 'Design' Camden Planning Guidance (CPG). Specific guidance in

relation to extensions to existing properties, including roof alterations, is also provided in the 'Home Improvements' CPG.

CLP 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.

Erskine Mews, along with the adjacent mews developments at Mayfair Mews and Ainger Mews, are surrounded by larger 4-5 storey properties on Ainger Road, Erskine Road, Regent's Park Road and Chamberlain Street. The existing building at No.5 Erskine Mews therefore currently has a subservient relationship to the perimeter buildings which surround the site, and which is an identifiable characteristic of the how the existing site relates to surrounding development.

The addition of a roof extension has been previously accepted by the extant permission referenced 2022/2230/P and the recommended approval of 2023/3068/P.

As per the previously consented roof extensions, the proposed roof extension is limited to single storey resulting in a three-storey building which will be at least a single storey beneath the prevalent scale and massing of surrounding development. Consequently, the proposed scale of the development has been purposefully designed not to disrupt the existing townscape, thus maintaining the existing building hierarchy to the surrounding terraces. To further maintain this subservient relationship, the proposed roof pitches continue to be asymmetrical and faceted to break up the scale and massing of the roof form.

The additional roof proposed (towards the west) to the previously approved roof extension would have a limited impact on both the host site as well as surrounding area given the relatively modest increase and that the design, materials and massing follow that of the roof form previously approved.

The proposed development suitably applies the same design values and material palette from the previously approved schemes whilst not appearing overbearing or dominant within its immediate or wider context. The design and massing is well considered and the scale and height of the roof extension would retain the site's subordinate relationship to the perimeter buildings and the openness that currently exists. For these reasons there would be no harm to the character of the Primrose Hill Conservation Area or the setting of the nearby locally listed buildings and listed buildings. The development therefore complies with Policies D1 and D2 of the Camden Local Plan.

As set out above, the previously granted extensions to the courtyard space to the rear of the property remain as previously approved under application 2023/3068/P and have not been amended as part of this application.

For further details please refer to the supporting plans and heritage assessment submitted with the application.

#### Amenity impact

CLP 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. Further guidance is provided in 'Amenity' CPG.

No windows are proposed to the amended roof above and beyond the consented roof which would reduce neighbouring privacy.

The proposed additional roof extension to the west (rear) part of the roof is restricted to single storey and designed with a shallow pitched roof to limit the overall scale and massing of the extension. This, combined with the existing physical separation of the existing mews from the neighbouring surrounding development, will ensure the proposal does not have an adverse impact on neighbours in terms of outlook and daylight/sunlight. The previous application was supported by a daylight and sunlight report demonstrating acceptable impacts on neighbouring properties. Therefore, in view that the roof form of this pre-application proposal is smaller than the originally proposed scheme of 2023/3068/P, daylight/sunlight impacts will continue to be acceptable. Nevertheless, the application is supported by an updated daylight and sunlight report demonstrating acceptable impacts on neighbouring properties.

For the reasons outlined above the proposal will not cause harm to the amenity to residential properties in terms of overbearing impact, a loss of daylight/sunlight or loss of privacy.

### **Summary**

As demonstrated within this letter and supporting documents, the proposed works are considered to have an acceptable impact on the character and appearance of the existing mews building, the setting of the Primrose Hill Conservation Area and nearby listed buildings, and neighbouring amenity. The development is in accordance with the relevant Development Plan policies, and it is therefore respectfully requested that planning permission is granted.

I trust this letter and the enclosed documents provide you with sufficient information to determine the application but if you require any points of clarification or have any questions, please do not hesitate to contact me.

Yours faithfully

**Stuart Minty**  
**Director**  
**SM Planning**