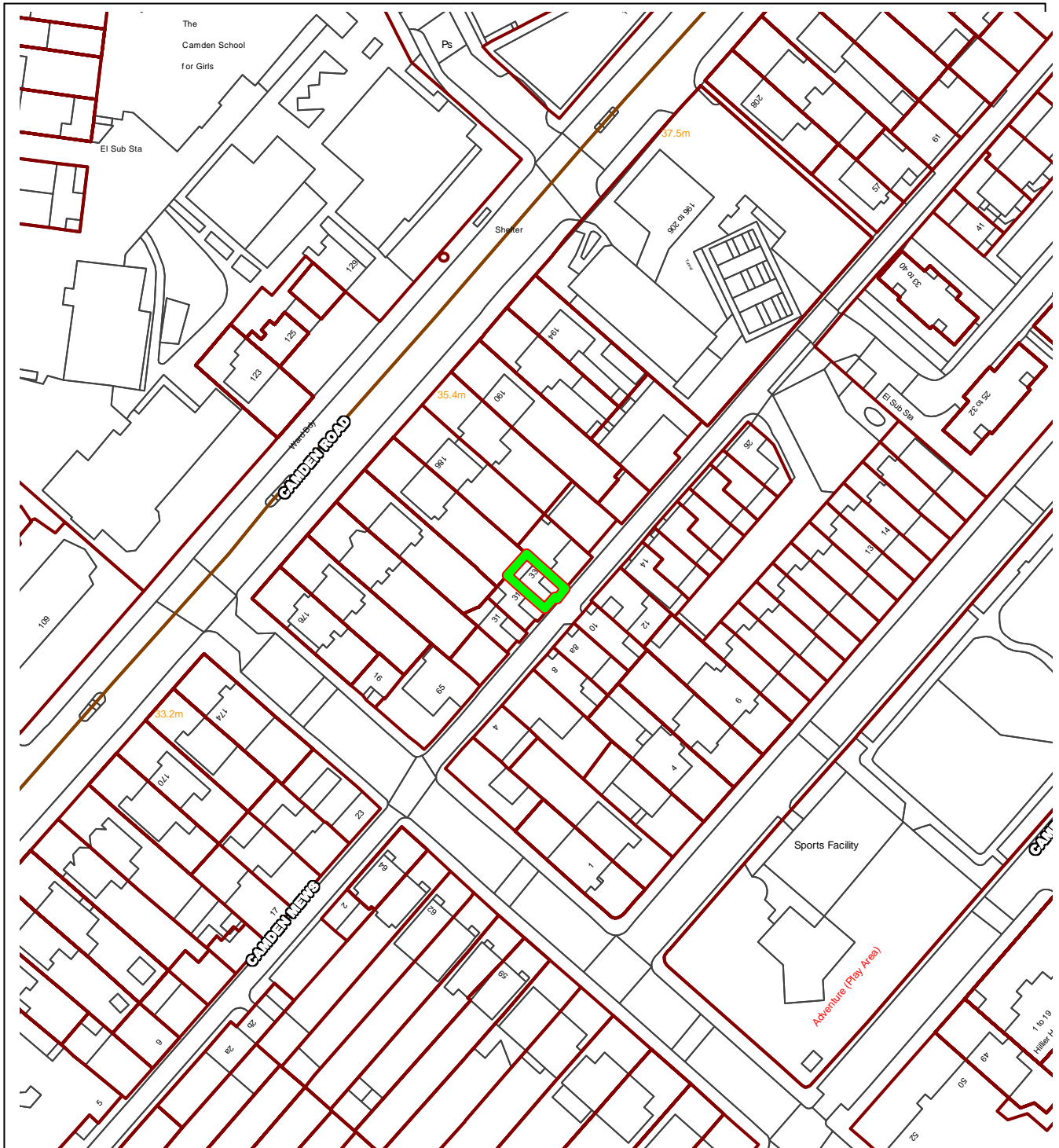


2023/2656/P

33 Camden Mews



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

2023/2656/P – 33 Camden Mews

Plans

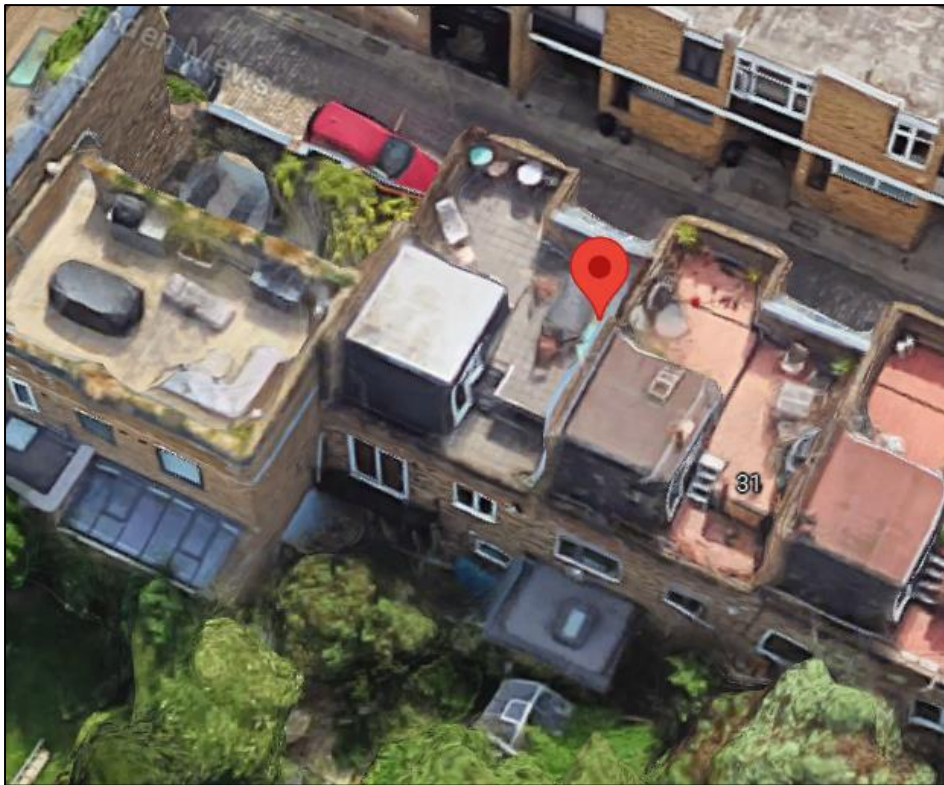


Fig 1. Aerial view of 33 Camden Mews.

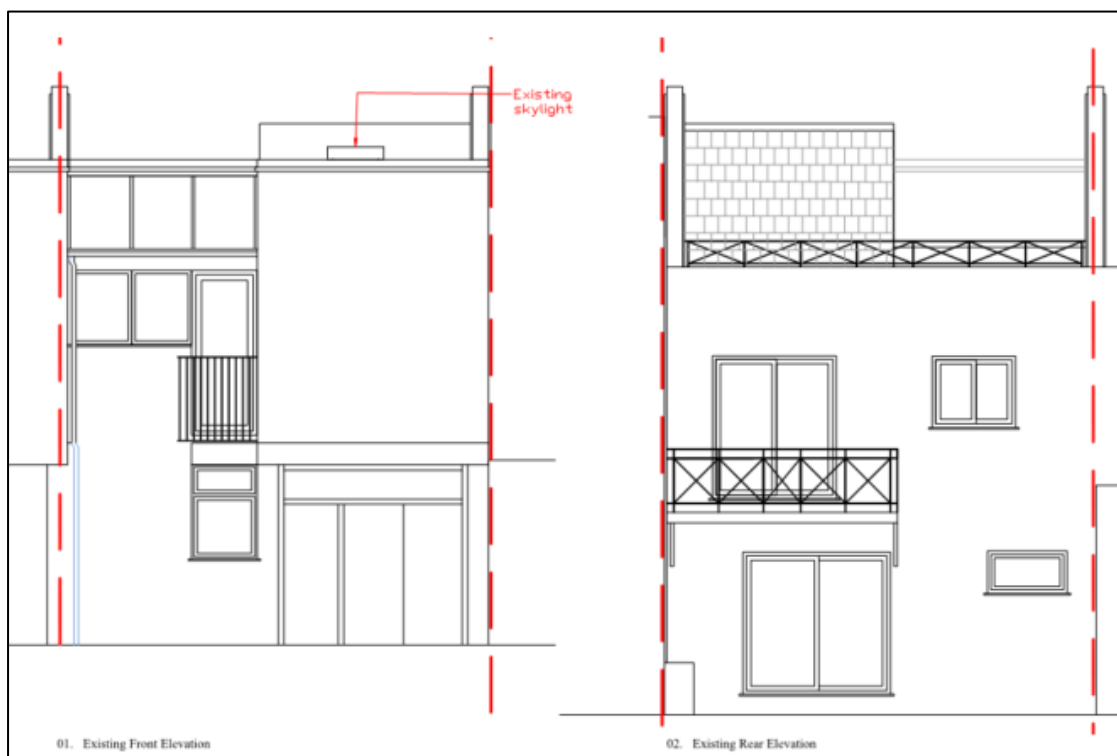


Fig 2. Existing front (left) and rear (right) elevations.

2023/2656/P – 33 Camden Mews

Plans

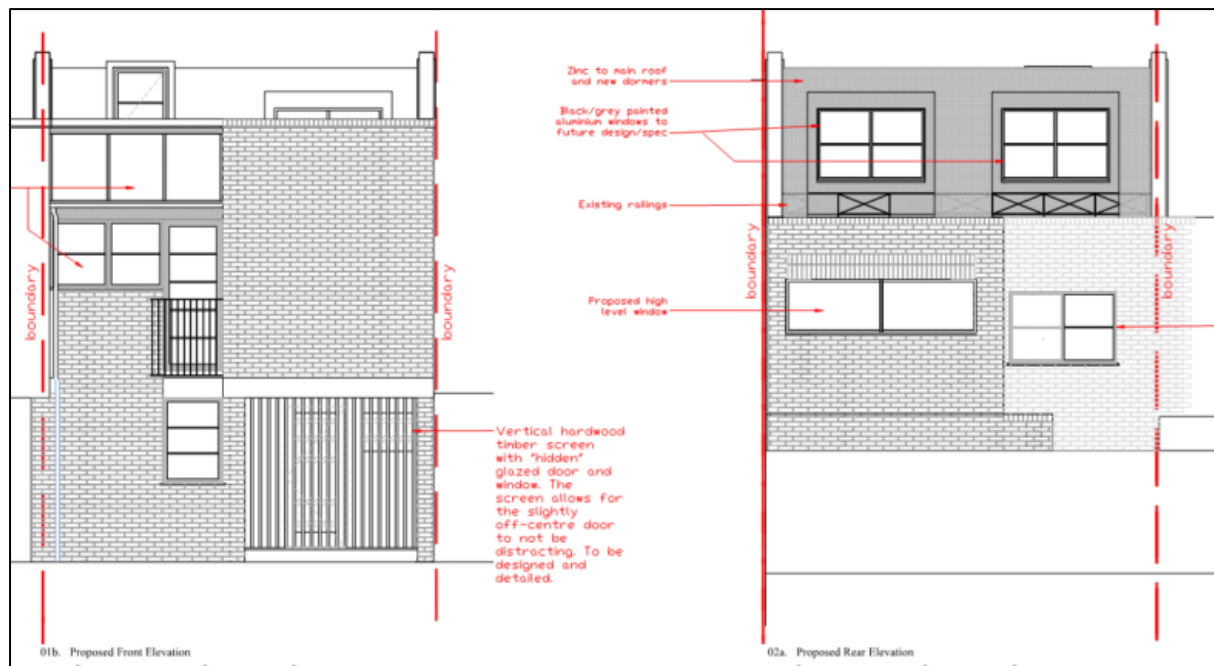


Fig 3. Proposed front (left) and rear (right) elevations.

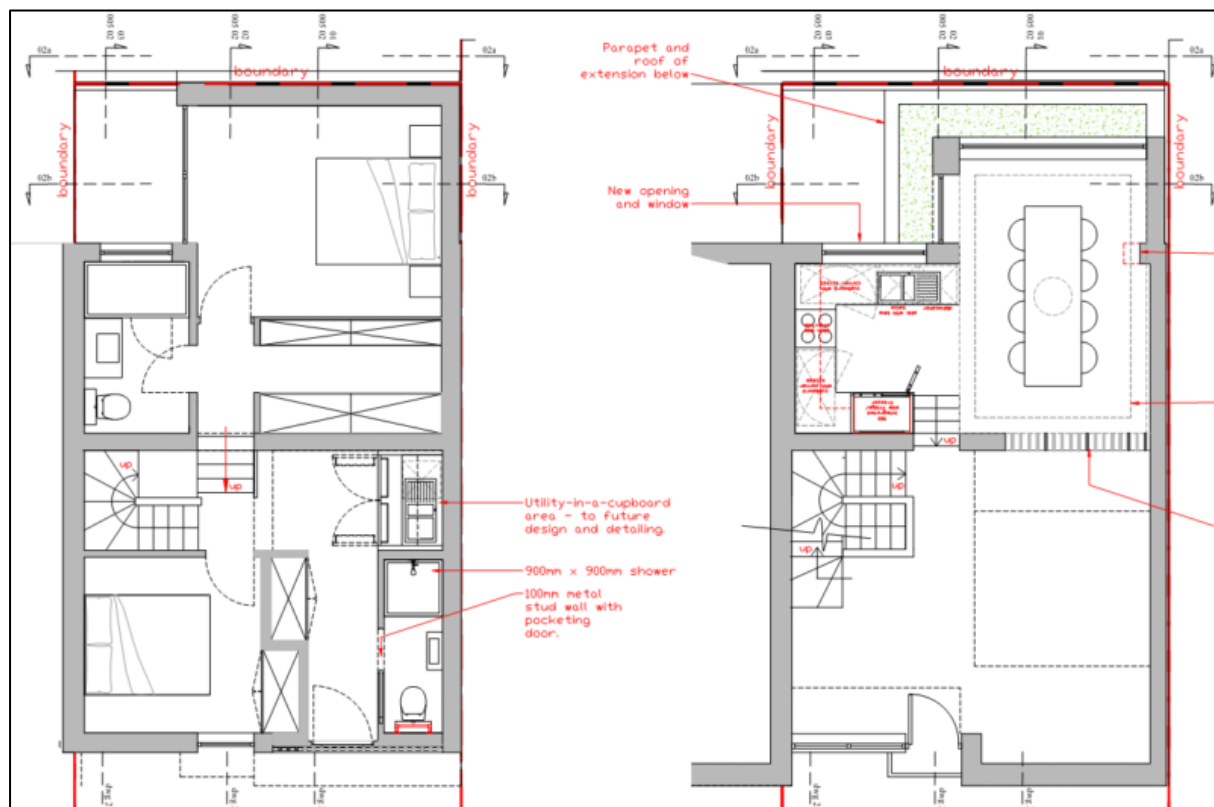


Fig 4. Proposed ground (left) and first (right) floor plans.

2023/2656/P – 33 Camden Mews

Plans

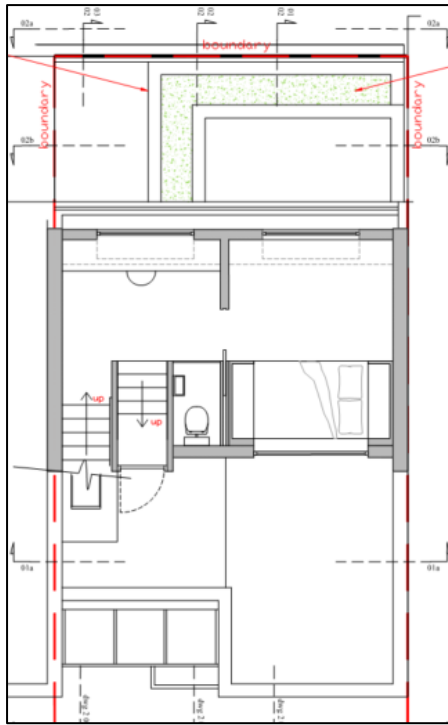


Fig 5. Proposed second floor plan.

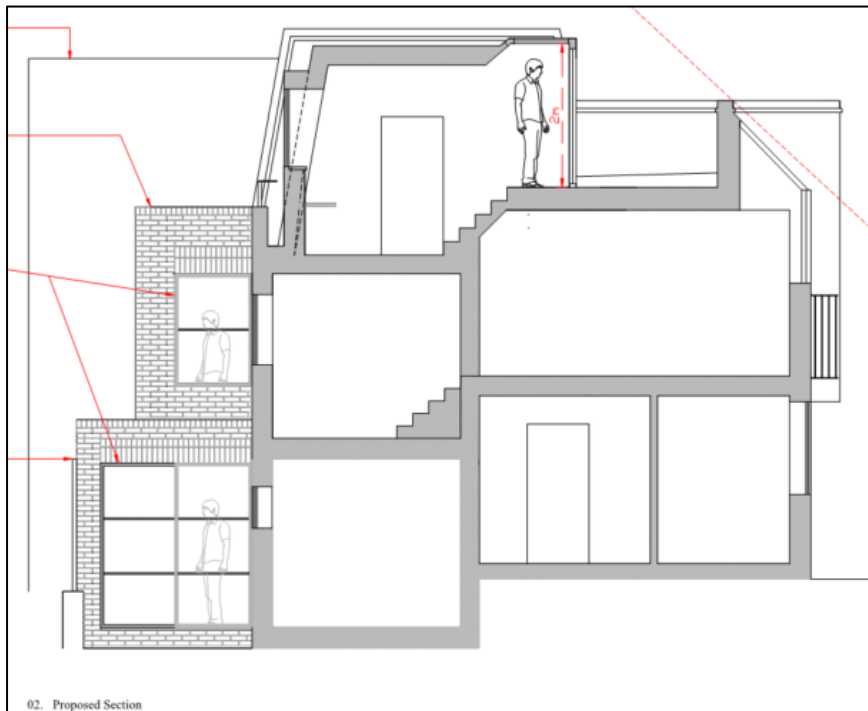


Fig 6. Proposed section.

Delegated Report		Analysis sheet		Expiry Date:		17/08/2023	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		13/08/2023	
Officer				Application Number(s)			
Daren Zuk				2023/2656/P			
Application Address				Drawing Numbers			
33 Camden Mews London NW1 9BY				See draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of two-storey rear extension; enlargement of existing second storey onto roof terrace; and associated alterations to front and rear fenestration.							
Recommendation(s):		Grant conditional planning permission subject to a s106 Legal Agreement					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	00	No. of responses	04	No. of objections	04
Summary of consultation responses:		Site Notice: displayed 13/07/2023, expired 06/08/2023 Press Notice: published 20/07/2023, expired 13/08/2023 Four responses objecting to the proposals were received from neighbouring occupiers. Their concerns are summarised as follows: 1) The proposed roof extension is out of character with that of the mews. 2) Impacts on neighbouring amenity including loss of daylight/sunlight and overlooking/privacy.					

	<p>3) Impacts of the proposed rear extension on neighbouring trees, including impacts from construction.</p> <p><u>Officer's Response:</u></p> <p>1) <i>The design of the rear extensions and impact on the wider conservation area are discussed in Section 4 of this report.</i></p> <p>2) <i>The impact on neighbouring amenity is discussed in Section 5 of this report.</i></p> <p>3) <i>The impact on neighbouring trees is discussed in Section 6 of this report.</i></p>
Camden Square CAAC	<p>A letter of objection was received on behalf of the Camden Square CAAC. Their objection comments can be summarised as follows:</p> <p>1) Concerns over impacts to neighbouring privacy.</p> <p>2) Concerns regarding the loss of ground floor rear terrace and impact on the conservation area.</p> <p>3) Loss of outdoor amenity space.</p> <p><u>Officer's Response:</u></p> <p>1) <i>The impact on neighbouring and occupier's amenity is discussed in Section 5 of this report.</i></p> <p>2) <i>The impact of the design on the wider Conservation Area is discussed in Section 4 of this report.</i></p>

Site Description

The application site is located on the north side of Camden Mews, east of the junction with Camden Square. The three-storey mews dwelling forms part of three dwellings constructed as a group, with matching size, design, and materiality. Camden Mews contains a large variety in the age, form, size, and design of buildings, with many featuring unique and modern architectural styles.

The site is located within the Camden Square Conservation Area, and although not listed, is identified in the Camden Square Conservation Area Appraisal and Management Strategy as a positive contributor.

Relevant History

Application Site:

CTP/G13/18/G/16016(R) – The erection of 3 two-bedroom town houses at 31/33 Camden Mews, NW1. **Granted 23/05/1973**

P9602780 – Conversion of car port into bedroom and relocation of front door to front elevation. As shown on Drawing Nos A01, A02, A03, A04, and A05. **Granted 03/12/1996**

Nearby sites:

31a Camden Mews:

2006/4497/P – Change of use of 1-bed flat at first floor level and 3-bed flat at second and third floor level maisonette into a single dwelling at these levels (Class C3). **Granted 26/10/2006**

Relevant Policies

National Planning Policy Framework (2023)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Amenity
- A2 Open Space
- A3 Biodiversity
- D1 Design
- D2 Heritage

Camden Planning Guidance

- CPG (Design) 2021
- CPG (Amenity)2021
- CPG (Home Improvements) 2021
- CPG (Trees) 2019

Camden Square Conservation Area Appraisal and Management Strategy (2011)

Draft Camden Local Plan

The council has published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation (DCLP). The DCLP is a material consideration and can be taken into account in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Assessment

1. Proposal

1.1. Planning permission is sought for the:

- Erection of a two-storey rear extension for the provision of enlarged bedroom and ground floor and enlarged living area at first floor level;
- Enlargement of the second storey onto the roof terrace for the provision of a new bedroom at roof level and separate access to roof terrace; and
- Associated alterations to the front and rear fenestration including new windows and doors and retention of existing balustrades.

2. Revisions

- 2.1. Following discussions with officers, concerns were raised regarding amenity impacts on neighbouring properties. The applicant subsequently revised the scale, size, and design of the two-storey rear extension as well as some of the rear facing fenestration to alleviate these concerns. The size, scale, and design of the proposal as a whole is now considered acceptable.

3. Planning Considerations

- 3.1. The key considerations material to the determination of this application are as follows:
- Design and Conservation
 - Amenity
 - Trees & Landscaping

4. Design and Conservation

- 4.1. 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. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that Conservation Area. The Camden Square Management Strategy includes policies and guidance to ensure that alterations to properties are sensitive and do not harm the special character of the wider Conservation Area.

Rear Extension

- 4.2. The footprint of the proposed two-storey rear extension will occupy a large portion of the existing ground floor rear terrace and will occupy a similar footprint to the full depth rear extension at neighbouring 31a Camden Mews. The rear terrace is not considered to be of a high quality with regards to amenity due to its small size, lack of sufficient daylight/sunlight, and its sole means of access through a bedroom. The existing roof terrace would remain as outdoor amenity space and can be accessed independently from the proposed second floor bedroom, providing approximately 16sqm for occupiers in addition to the 4sqm at ground floor level. Thus, the loss of this outdoor area is considered acceptable considering the retention of considerable outdoor amenity space.
- 4.3. The first-floor component of the two-storey rear extension would be recessed from the ground floor rear extension (which extends to the rear boundary) which reduces the impact of the development on neighbouring properties (31a Camden Mews and 184 Camden Road) and results in a more subordinate addition. It features a modern and matching appearance with large, glazed windows facing southwest at both levels, and a transom window facing north. The extension would be finished in matching brick as existing, which is considered acceptable.
- 4.4. The provision for a sedum roof at the first-floor level, is welcomed and would reduce its visual impact when viewed from the upper floors of neighbouring buildings, whilst also improving the sustainability of the scheme. A condition will require details of the green roof to be approved.

- 4.5. The rear extension of the application property is not visible from any public views along Camden Mews, Camden Road, or Camden Square. In terms of location, form, scale, proportions, and dimensions the proposed extension is considered subordinate to the existing building and would respect and preserve the character of the existing building and the wider conservation area.

Roof Extension

- 4.6. At roof level, the existing second storey will be expanded to allow for internal reconfigurations and the addition of a bedroom at that level. It features two rear facing dormers, a glazed roof doorway, expanded front facing dormer, and will be finished in zinc cladding; all of which are considered acceptable and in keeping with the character of the host building and conservation area. The existing front portion of the roof terrace will remain, as will the existing balustrades.
- 4.7. The roof extension would have very limited visibility in public views along Camden Mews, Camden Road, or Camden Square due to it being set back from the front elevation. In terms of location, form, scale, proportions, and dimensions the proposed extension is considered subordinate to the existing building and would respect and preserve the character of the existing building and the wider conservation area.

Fenestration Alterations

- 4.8. At the front of the property, a vertical hardwood timber screen with hidden glazed door and window will be installed in place of the existing timber entry door and facade. This is considered acceptable as the legibility of the space that was formerly a garage is maintained. Further, the alteration will not affect the character and setting of the dwelling and the matching group of three.
- 4.9. At the front and rear, the existing timber framed windows and doors will be replaced with double-glazed black/grey aluminium framed units throughout. This is considered acceptable as the window and door openings will remain as existing, and the character and setting of dwelling will not be significantly altered.
- 4.10. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding 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. Owing to the size, scale, design, and location of the proposed rear extension, it is considered to preserve the character and appearance of the Camden Square Conservation Area.
- 4.11. As such, the proposed development would preserve the character and appearance of the Camden Square Conservation Area, meeting the statutory tests set out in the NPPF and complying with Policies D1 and D2 of the Camden Local Plan 2017 as well as policies in the Camden Square Conservation Area Statement (2011).

5. Amenity

- 5.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 5.2. The proposed rear extension is not considered to create any impacts to neighbouring daylight/sunlight or privacy. The extension has been carefully designed to minimise potential impacts, including setting back the first-floor level from the boundary and positioning the first-floor windows in locations that would not result in any overlooking. The southwest facing window at ground-floor level, due to its location behind the north boundary wall and the neighbouring rear extension at 31a Camden Mews, will not create any privacy impacts. Similarly, the southwest facing window at first-floor level has been positioned in a way so that occupiers will not be able to have any views into habitable rooms at 31a. The north facing transom window at first-floor level is also positioned to limit views north into the rear garden of 184 Camden Road are possible. At roof level, the introduction of two rear facing dormers are not considered to create any new overlooking impacts as views from the roof terrace already exist.
- 5.3. Given the relative scale, height, and positioning of the rear and roof extensions, they are not considered to lead to any impacts to neighbouring availability of daylight/sunlight or outlook. It is also considered that given the large distance between the subject property and rear of properties along Camden Road, there will not be any impacts on those properties.
- 5.4. Although the extent of the proposal is relatively minor in scale, the constrained mews location of the site could lead to negative impacts during construction. Thus, a Construction Management Plan and associated Implementation Support Contribution of £2,097 and Impact Bond of £4,000, secured through a S.106 Legal Agreement is required. This will help ensure that the proposed development is carried out without unduly impacting neighbouring amenity, or the safe and efficient operation of the local highway network, in line with Policy A1 of the Local Plan.
- 5.5. Overall, the proposals are not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning Policy A1.

Loss of Ground-Floor Terrace

- 5.6. The proposed rear extension would result in the loss of the majority of the rear terrace. As discussed earlier in this report, the rear terrace is not considered to be of a high quality sufficient enough to retain. This is due to its small size, lack of sufficient daylight/sunlight, and its sole means of access through a bedroom. The existing roof terrace would remain as outdoor amenity space, although a small portion would still be retained thus offering some ground floor external space. Thus, the reduction of this outdoor area is considered acceptable.
- 5.7. Overall, the proposals are not considered to lead to a significant impact upon the availability of outdoor amenity space for existing or future occupiers of the dwelling. The development is thus considered to be in accordance with planning Policy A1.

6. Trees & Landscaping

- 6.1. Policy A3 of the Local Plan and CPG Trees states that the Council has statutory duty to consider the potential effect of development on all trees, irrespective of whether they are protected by Tree Preservation Order / Conservation Area status or not.
- 6.2. The erection of the rear extension, and its associated footings, could have an effect on neighbouring trees located adjacent to the north boundary of the property. The Tree Officer has reviewed the proposal and advised that conditions be added to the final decision notice, requiring that prior to the commencement of the works on site, tree protection measures be installed.
- 6.3. The proposed green roof, details of which are secured by condition, would enhance the biodiversity of the site and would mitigate against the loss of the rear terrace space.

7. S106 Legal agreement

- Construction Management Plan and associated Implementation Support Contribution of £2,097 and Impact Bond of £4,000

8. Conclusion and Recommendations

- 8.1. In conclusion, the proposed works are considered to preserve the character or appearance of the host building and to preserve the character and appearance of this part of the Camden Square Conservation Area. As such, the proposals are considered to accord with the requirements of Policies A1, A2, A3, D1, and D2 of the Camden Local Plan 2017 and it is recommended that planning permission is granted subject to relevant conditions.
- 8.2. Recommendation: Grant conditional planning permission subject to a S.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 29th 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: 2023/2656/P
Contact: Daren Zuk
Tel: 020 7974 3368
Date: 17 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

Samuel Hamel
26 St Helens Road
Hastings
TN342LQ

Dear Sir/Madam

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:
33 Camden Mews
London
NW1 9BY

Proposal:
Erection of two-storey rear extension; enlargement of existing second storey onto roof terrace;
and associated alterations to front and rear fenestration.

Drawing Nos: 100501B, 200101, 200501H, 200502F, Location Plan, Design Access and
Heritage 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:

100501B, 200101, 200501H, 200502F, Location Plan, Design Access and Heritage 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The roofs of the rear extension hereby permitted shall not be used as balconies, terraces, or for any other ancillary residential purposes.

Reason: In the interests of the amenity of surrounding occupiers in accordance with Policy A1 of the 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 with manufacturers details demonstrating the construction and materials used
- iii. full details of planting species and density

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, CC1, CC2, CC3, and A3 of the London Borough of Camden Local Plan 2017.

- 6 Prior to the commencement of construction/demolition works on site, tree protection measures shall be installed in accordance with a Tree Protection Plan, to be submitted. The protection shall then remain in place for the duration of works on site and works should be undertaken in line with the approved arboricultural method statement, unless otherwise agreed in writing by the local authority.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of Policies A2 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.

- 4 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

- 5 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.

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