

**Date**  
1 April 2024

**3 Baynes Mews London NW3 5BH**

**To**  
Camden Planning Department

**Minor Material Amendments  
Planning Statement**

**Reference**  
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# 1.0 Introduction

## 1.1 This document

The existing 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, it allows 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 approved minor-material amendments Ref:2023/4925/P to planning permission 2023/1043/P permits the changes to the ground floor's entrance door as well as a roof dormer at the rear with skylight on top.

The report outlines the summary of the proposed minor-material amendments to the planning permission 2023/1043/P which includes changes to the ground floor's garage doors and to the roof-lights.



## 2.0 Site and Context

### 2.1 Local character.

The site is a mews house, part of a row of mews from its both sides and in opposite to it. These are similar scale mews houses, which most are converted to a residential use, and some use for office use.

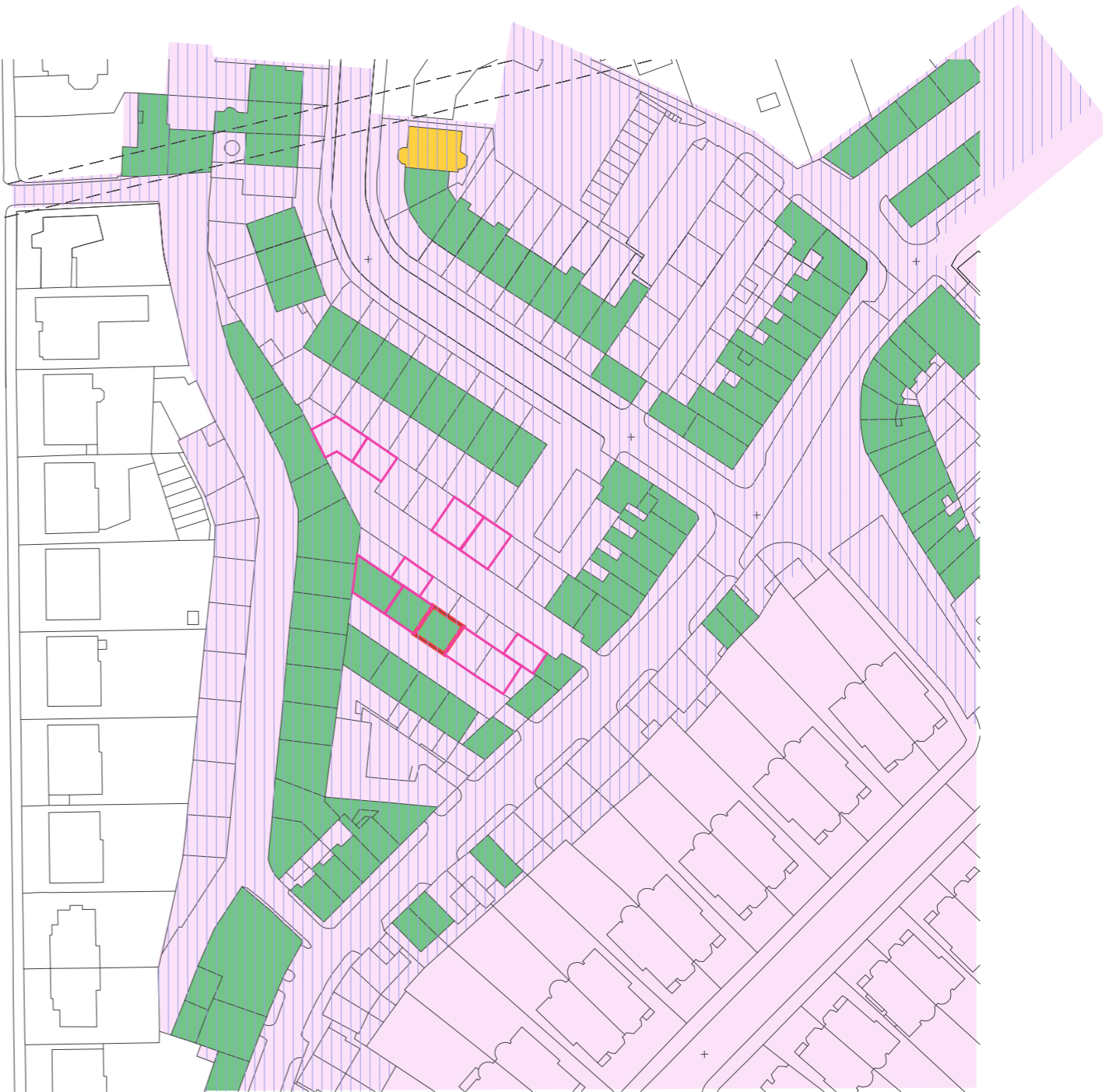
The predominant material is London stock brick, some are painted in white and some are with its natural tone.

The site is backing by Belsize Park Mews in the north, where there are also examples of stuccoed façades painted in light tones.

### 2.2 Planning context in Baynes Mews

All the neighbouring properties in the street have been granted similar planning permission to this application in the past years, including:

- 4 Baynes Mews NW3 5BH, June 1999 (ref: PW9902301); **The retention of two dormer windows, a velux window and roof terrace and terllis screen on the rear roofslope.** As shown on drawing No(s) BM/A/01, BM/B/02/B, BM/D/04D, BM/D/05B.
- 1-2 Baynes Mews NW3 5BH, February 2000 (ref: PW9903050); **Demolition and reconstruction of the front elevation at ground and first floor levels.**
- 4 Baynes Mews NW3 5BH, December 2006 (ref: 2006/3996/P); **Alterations to rear roof slope to create extension with sliding glazed roof**, installation of solar panel and two rooflights to front (south) roof slope, **alterations to fenestration at ground floor level** and conversion to single-family dwelling house (Class C3).
- 5 Baynes Mews NW3 5BH, April 2009 (ref: 2009/0658/P); Conversion of one of the ground floor garages to provide additional living accommodation for existing self-contained dwelling and associated **alterations to front elevation including removal of one garage door and its replacement with a door and sash window and replacement of other associated garage door.**



- Conservation area
- The Mews Area
- Listed Buildings
- Buildings which make a positive contribution
- Approved/future developments

2.3 Existing Ground Floor front façades in Baynes Mews.



Baynes Mews No.5



Baynes Mews No.4



Baynes Mews No.3



Baynes Mews No.2



Baynes Mews No.1



Baynes Mews No.6



Baynes Mews No.6



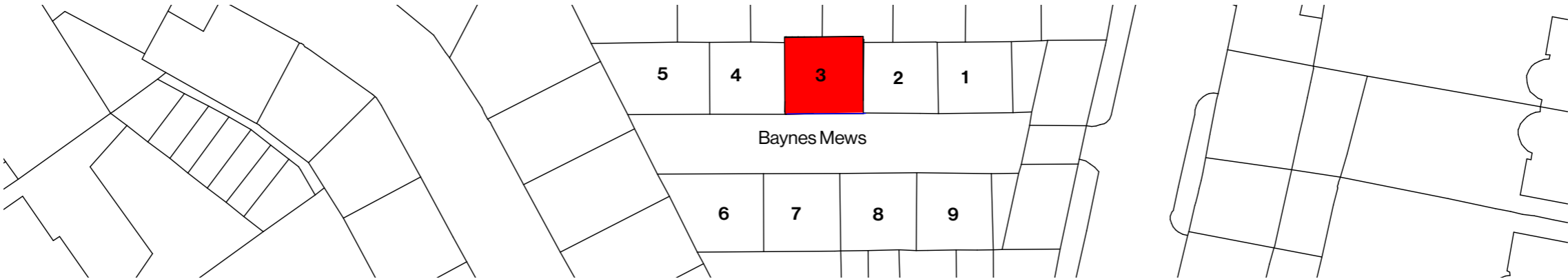
Baynes Mews No.7



Baynes Mews No.8



Baynes Mews No.9



2.4 Existing Roofs in Baynes Mews.



Existing Roof lights / Solar Panels

### 3.0 Design Proposals

#### 3.1 Changes to the ground floor front facade

The main facade of number 3 is described in the Belsize Conservation Area Statement as follows:

“Baynes Mews has a distinctive, ‘unusually grand’ three-storey frontage to Belsize Lane, which is symmetrical around a central archway and has arched windows and a rendered facade. Nos. 3-9 are notable for their original garage doors and elevations...”

The approved design under planning applications Ref: 2023/1043/P & 2023/4925/P includes reducing the height of the sash windows on the First floor [1]. The existing cornice [2] is to be replaced with a new similar element, rendered and weatherproofed. The softwood [3] casings and decorative elements [4] proposed to be repaired. The top series of windows [5] is to be blocked with the lowered first floor, and an obscured window row will be installed to conceal the floor slab behind. The existing garage doors [6] are to be repaired, keeping the top windows row. The entrance door [7] is to be replaced with a slightly broader and more accessible door. The glazed panel above the door will be replaced with obscured glass to conceal the floor slab behind, aligning with the garage door row of windows.

The proposed amendments to the consented application seek to preserve its current proportions and layout principles while upgrading the existing garage doors to ones that align with the overall appearance of neighbouring houses, and provide appropriate thermal and acoustic insulation. These new doors [6] will be timber-painted blue-hinged doors, similar to No 4, with an open-able top window panel to facilitate better natural air ventilation to the liveable space on the ground floor. Additionally, they will be soundproofed and weatherproofed to comply with modern residential standards. The softwood [3] casings and decorative elements [4] are proposed to be removed while keeping the original facade proportions.



Approved Front Facade (2023/4925/P)



Proposed Front Facade - Proportions and elements

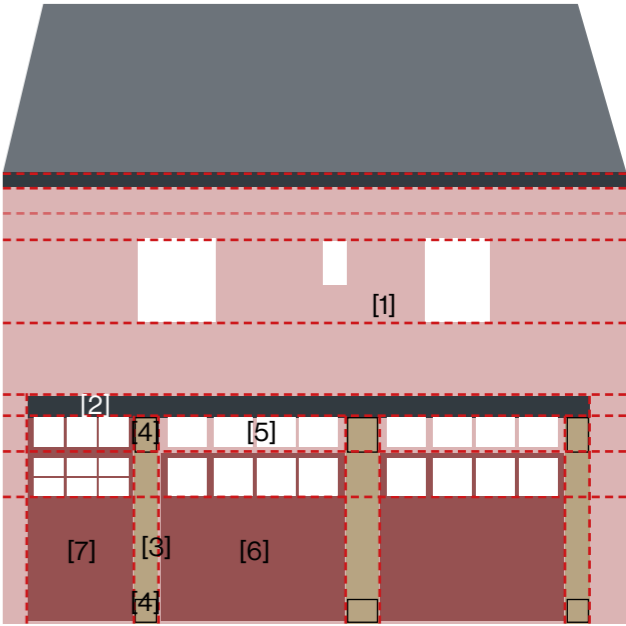


Diagram Approved Front Facade (2023/4925/P) - Proportions and elements

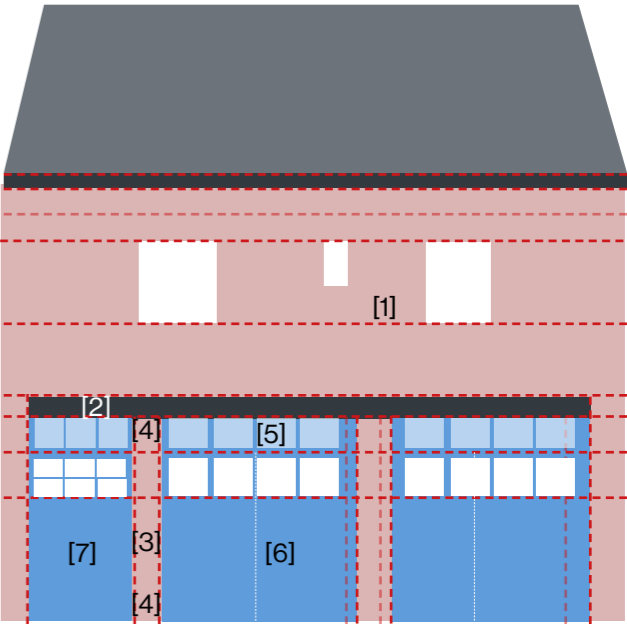


Diagram Proposed Facade - Proportions and elements

## 3.0 Design Proposals

### 3.2 Changes to the roof skylights

The approved design ( 2023/4925/P ) included a rear roof dormer to maximise the usable space within the loft area. This dormer featured a single roof light at the top, allowing natural light into the loft. No windows were included in the design to mitigate any potential overlooking concerns with neighbouring properties.

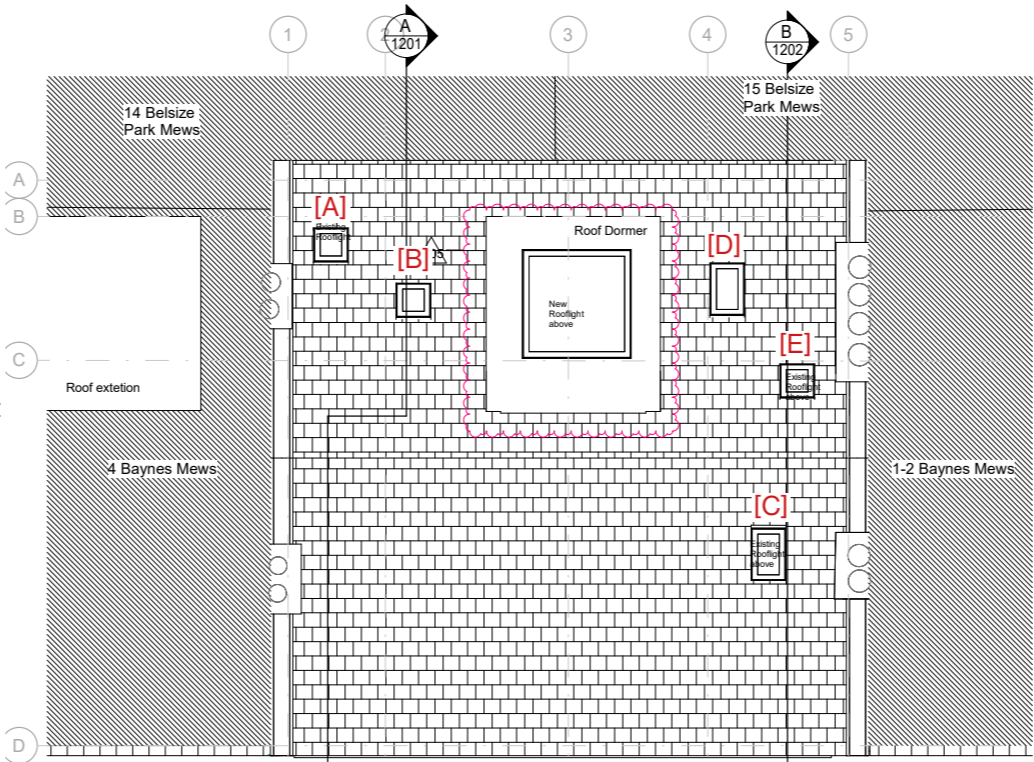
The current proposal suggests modifications to the existing pitched roof skylights to enhance natural light and ventilation in the loft while preserving the roof slope angle. The design involves replacing the five existing roof lights with three new ones that are compliant with building regulations and energy efficiency standards.

The first proposed skylight [1] replaces the two existing ones [A&B] above the staircase, providing ventilation and light into the stairwell, with no possibility for anyone to overlook outside.

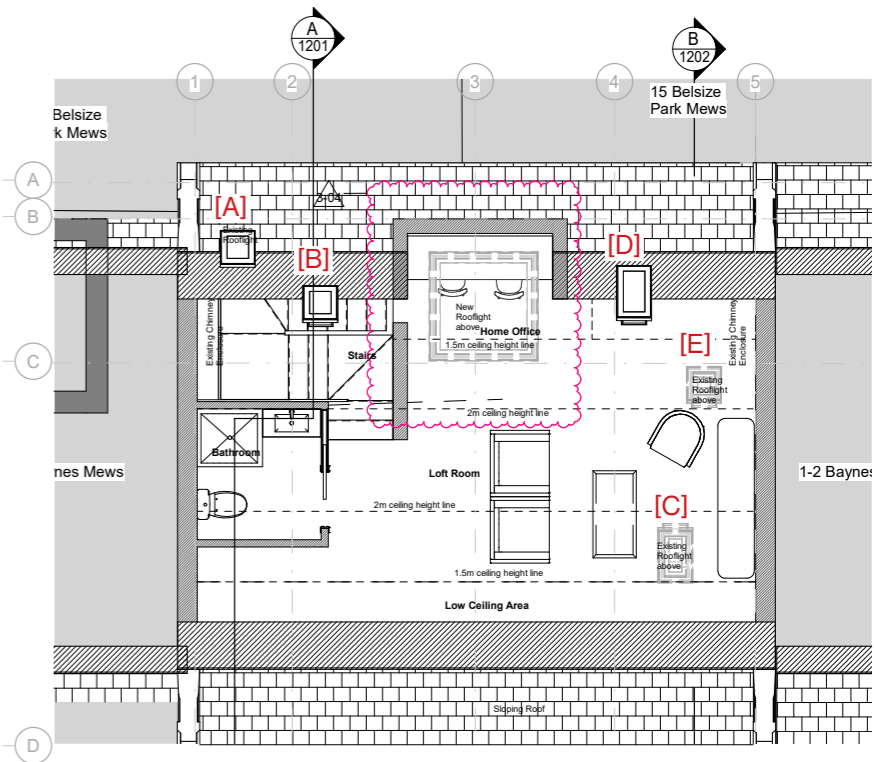
The second proposed skylight [2] replaces the existing one [C] in the exact location but is slightly larger to accommodate Vulex sizes and optimise light and air in the space. Though visible from Baynes Mews Street, it maintains the roof's materiality and character, remaining not very noticeable from surrounding areas.

The third proposed skylight [3] mirrors the second one and replaces two existing skylights [D&E]. Positioned on the roof's rear side, it facilitates air circulation within the loft space. Its placement and angle in the roof minimise any potential overlooking of neighbouring properties.

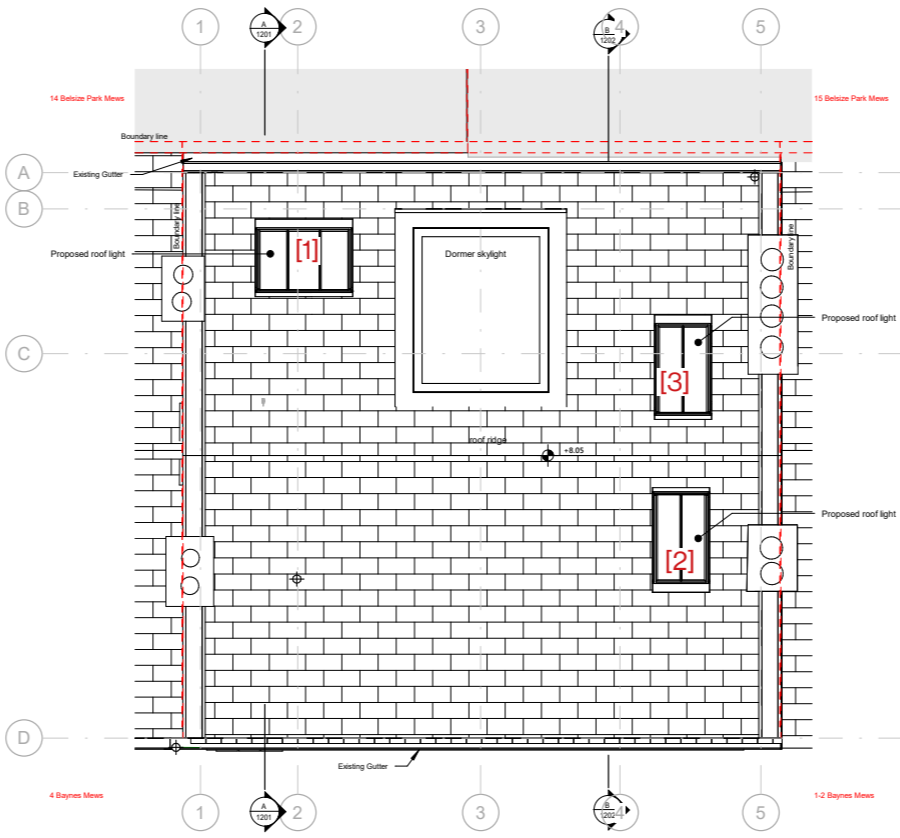
All three proposed skylights are designed to maintain the existing roof aesthetics. They feature slim black exterior profiles and seamless glass-to-edge fittings. Their near-flush installation ensures they blend seamlessly into the roofing material, preserving the original character of the building. Their positioning takes into consideration the roof's form and other architectural elements as well as ensures a consistent rhythm throughout the roof design.



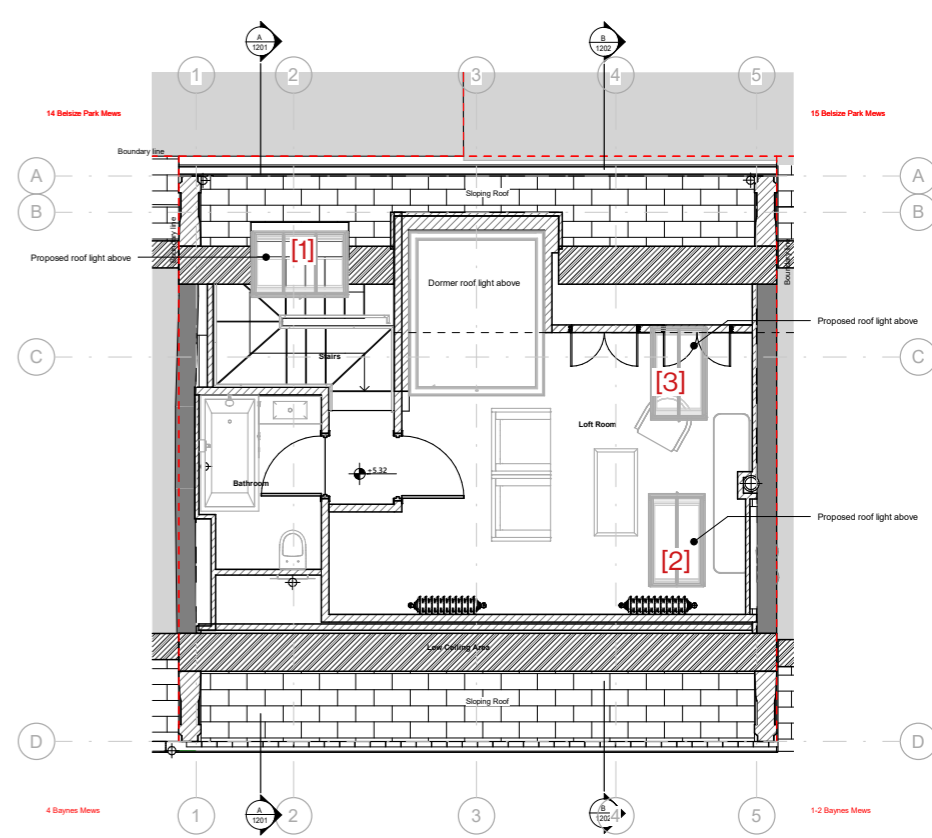
Approved Roof Plan (2023/4925/P)



Approved Loft Plan (2023/4925/P)



Proposed Roof Plan



Proposed Loft Plan

## 4.0 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 the thermal and sound insulation as well as provide better ventilation to the liveable space within the house, as designed under the original application.

The proposed front facade will match the appearance of the neighbouring properties in the street.

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
1103	1:50 / A3	Approved as consented Second Floor
1103	1:50 / A3	Proposed Second Floor
1104	1:50 / A3	Approved as consented Roof Floor
1104	1:50 / A3	Proposed Roof Floor
1301	1:50 / A3	Approved as consented Front Elevation
1301	1:50 / A3	Front Elevation
1302	1:50 / A3	Approved as consented Rear Elevation
1302	1:50 / A3	Rear Elevation