

MRPP

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**PLANNING AND HERITAGE
STATEMENT**

**27 ELIZABETH MEWS,
CAMDEN**

JULY 2024

CONTENTS

	Page
1. INTRODUCTION	1
2. SITE AND PLANNING HISTORY	2
3. PROPOSED DEVELOPMENT	4
4. DECISION TAKING FRAMEWORK	6
5. APPRAISAL	7
6. HERITAGE CONSIDERATIONS	14
7. CONCLUSION	20

APPENDICES

1. REVIEW OF BASEMENT POLICY
 2. MANSARD ROOF EXAMPLES
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1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of an application for basement and mansard roof extensions to the existing office building at 27 Elizabeth Mews including external alterations and change of use to provide office accommodation at ground and basement level and a residential apartment at first and second floor level.
- 1.2 The opportunity has arisen to redevelop the existing building to optimise the use of the site, re-providing the office space for the owner occupier and enhancing the space so it provides improved facilities whilst also introducing additional residential accommodation on the upper floors, contributing to an increase in housing supply in the Borough.
- 1.3 The site is located within the Belsize Conservation Area. As such, this Planning Statement also incorporates a Heritage Statement to consider the impact of the proposal on heritage assets.
- 1.4 The following section provides further detail with respect of the site and planning history. Section 3 details the proposed development. Section 4 provides an overview of the decision taking framework with Section 5 then undertaking an appraisal of the scheme against relevant policies. Section 6 provides the Heritage Statement with matters then drawn together in the conclusions at Section 7.

2. SITE AND PLANNING HISTORY

- 2.1 The site comprises a two storey corner office building on the end of Elizabeth Mews, a mews street located to the rear of England's Lane. The Mews runs south-west to north-east and is bisected by Primrose Gardens. The Mews comprises a row of terraced buildings on both sides, with the site located on the southern terrace (No's. 20-27) with the remaining terrace comprising residential properties.
- 2.2 The site has a Public Transport Accessibility Level of 3. The closest bus stops to the site are located on England's Lane, a one minute walk away, with services towards Brent Cross and Archway. The site is also less than a ten minute walk from Belsize Park Underground Station which provides Northern Line services to Edgware, Golders Green, Kennington and Morden.
- 2.3 The site lies within the Belsize Conservation Area. The property makes a neutral contribution to the character and appearance of the Conservation Area, whilst England's Lane and the opposite side of the terrace are identified as making a positive contribution. There are no listed buildings within the immediate vicinity. The closest listed buildings are the Washington Public House at 50 England's Lane and 16 Chalcot Gardens (both Grade II listed).
- 2.4 Several of the buildings on the northern, eastern and western terraces of Elizabeth Mews are three storeys, with many having mansard roof extensions. Such extensions have recently been permitted at the adjacent property, No. 26 Elizabeth Mews (application ref. 2021/3549/P) and No. 25 Elizabeth Mews (application ref. 2022/4836/P).
- 2.5 The previous planning history on the site is historic and relates to the use of the building at ground and first floors as offices. The existing office building offers compromised facilities which are poorly configured with poor floor to ceiling heights. This current application seeks to replace and enhance the existing,

poor quality office space and provide a new residential apartment, through basement and mansard roof extensions.

3. PROPOSED DEVELOPMENT

- 3.1 The proposal comprises basement and mansard roof extensions, external alterations, and change of use to provide office accommodation at ground and basement level, and a residential apartment at first and second floor level. The proposal therefore comprises a total of four levels although only two storeys manifest at street level, plus a mansard roof.
- 3.2 The scheme has been designed so as to fully utilise the existing site, optimising its potential and making efficient use of land whilst also being considerate of the surrounding context and character. The scheme primarily comprises of basement and mansard roof extensions. This allows the existing office space to be re-provided at ground and basement level, with an improved configuration to better meet modern office requirements for the owner occupier. A large meeting room and bathroom with shower are provided at basement floor level, and a large open plan office area provided at ground floor level. Walk-on skylights are provided at ground floor level to ensure adequate light levels within the basement space. The office building is intended to be occupied by the applicant and has been designed in accordance with their requirements and preferences.
- 3.3 A new residential apartment is provided at first and second floor. At first floor level there are two bedrooms and a large bathroom. At second floor level there is an open plan kitchen/living area and external amenity space in the form of a terrace.
- 3.4 The existing and proposed floor areas are as follows:

	Existing	Proposed
Office	96.3m ²	89.5 m ²
Residential	-	88.5 m ²

- 3.5 The proposal also comprises external alterations including the replacement of the modern fenestration to be more in keeping with the traditional character of the Mews. This involves reinstating the 'garage' door at ground level, for the building's entrance, and the Juliet balcony at first floor level on the north-west elevation. The glazing on the north-east elevation is also enlarged, with the use of crittall windows, to maximise light to the ground floor and basement. These windows replace the modern fenestration so that they are more in keeping with the character of the Mews. The inclusion of the recessed arch above the windows on the north-east elevation also reflects the recessed arches on the neighbouring property No.15. The parapet would be raised to match that of No. 26, and the building would also be reclad in London stock brick.
- 3.6 Access to both the dwelling and the office is via the same communal entrance at ground floor level. There is a small entrance hall at ground level, with a staircase leading up to the apartment. For privacy and safety, the access to the office and apartment are via two separate doors which lead off from the communal entrance hall.
- 3.7 There are two skylights at roof level, affording natural light to the second floor of the residential apartment.
- 3.8 Bike storage is located within a vertical bike rack on the second floor. Bikes can also be stored within the entrance area to the office on the ground floor. In terms of bins, for the office, these facilities and collection will remain as per the existing strategy. For the residential apartment, bin collection will take place through the use of specific refuse/recycling bags which will be placed on the street at the relevant time and on the relevant collection day, as per the Council's current arrangement for waste and recycling collection for flats above shops.
- 3.9 Further details on the design of the scheme can be found in the submitted Design and Access Statement.

4. DECISION TAKING FRAMEWORK

- 4.1 The Development Plan comprises the adopted Local Plan (July 2017) along with the London Plan (2021). Also of relevance is Camden Planning Guidance on 'Basements' (January 2021). It is also relevant to consider National Policy as set out within in the National Planning Policy Framework (NPPF) particularly in terms of the consideration of heritage assets.
- 4.2 Paragraph 11 of the NPPF states that development proposals that accord with an up-to-date development plan should be approved without delay.
- 4.3 The following policies within the Local Plan are of relevance to the development:
- Policy G1 – Delivery and location of growth
 - Policy H1 – Maximising housing supply
 - Policy H2 – Maximising the supply of self-contained housing from mixed-use schemes
 - Policy E1 – Economic development
 - Policy E2 – Employment premises and sites
 - Policy A1 – Managing the impact of development
 - Policy A5 – Basements
 - Policy D1 – Design
 - Policy D2 – Heritage Assets
 - Policy CC1 – Climate change mitigation
 - Policy CC2 – Adapting to climate change
 - Policy CC3 – Water and flooding
 - Policy CC5 – Waste
 - Policy T1 – Prioritising walking, cycling and public transport
 - Policy T2 – Parking and car free development
- 4.4 The following section will undertake an appraisal of the proposal against these identified policies.

5. APPRASIAL

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires decisions to be made in accordance with the development plan unless material considerations indicate otherwise.

Principle of Development

- 5.2 The application comprises basement and mansard roof extensions to facilitate a change of use to re-provide office accommodation at ground and basement level, and a residential apartment at first and second floor level. The principle of development thus has two considerations: employment provision and residential provision.
- 5.3 As previously set out, the existing office accommodation is of poor quality and is configured impractically. The office space has poor floor to ceiling heights, has a compromised internal layout and is generally of poor quality. Cross ventilation is restricted by the fenestration arrangement whilst the large rooflight on the first floor has a significant impact on overheating and cooling requirements. The existing facilities do not therefore provide for modern standards of accommodation.
- 5.4 By comparison, the proposal provides an office which is designed for modern use specifically for the owner occupier (the applicant), it incorporates facilities within the basement including the kitchen and bathroom (providing shower facilities for employees). A segregated meeting room is also located in the basement which is served by natural light. The ground floor area is open plan, allowing natural light to reach through the office and down to the basement and providing a large open unrestricted space.
- 5.5 The proposal retains a broadly similar quantum of office floorspace (-6.8m²) but through its reconfiguration provides a greatly improved quality and usability of

the replacement office accommodation for the owner occupier. The nominal loss results from the ground floor access to the residential apartment above. Local Plan Policy E1 identifies that the Council will secure a successful and inclusive economy by supporting business of all sizes, maintaining a stock of premises that are suitable for a variety of business activities. As above, the office element of the proposal has been specifically designed for the owner occupier and thus assists in supporting their contribution to the economy.

- 5.6 Policy E2 confirms that the Council will protect premises or sites that are suitable for continued business use, in particular premises for small businesses. The Policy recognises the opportunity for higher intensity redevelopment of sites stating that the level of employment floorspace should be at least maintained. We consider the nominal loss in office floorspace to be outweighed by the improvement in the quality of the accommodation for the owner occupier. Notwithstanding this, there are other material considerations and benefits of the scheme, set out later in this Statement, that outweigh the nominal loss.
- 5.7 The proposal has been designed to allow the continued operation of the office, without impacting upon the quality of floorspace provided (indeed, this is improved) whilst also achieving an additional residential apartment. The scheme therefore accords with London Plan Policy GG2 as it makes the best use of land by maximising its potential.
- 5.8 Therefore, as well as re-providing and improving the office accommodation, the basement and mansard roof extensions allow for the provision of a high quality, two bedroom apartment. Policy H2 specifically encourages the maximisation of the supply of self-contained housing from mixed-use schemes. Whilst it is acknowledged that the proposal only provides for one additional apartment, this is nonetheless a valuable contribution to housing supply, providing high quality accommodation in a sustainable location on a small windfall site. The apartment has been designed so that it exceeds the nationally described space standards

for a two bed apartment and thus complies with Policy H6. The Council's latest Housing Delivery Test result is 69% following persistent under delivery of housing against their targets for the period 2019-2022. Although providing only one unit, the proposal will nonetheless assist in delivering an additional housing unit at a time when the Council are falling below their required target.

- 5.9 The proposal thus accords with Policy G1, as the scheme has been designed to make the best use of the site, taking into account the quality of design, sustainability, amenity, heritage and transport considerations. These matters are considered below.

Design Enhancements

- 5.10 The mansard roof extension is designed to conform with the consented mansard extension at the adjacent property, No. 26 and also the recent consent at No.25. The external alterations are intended to be more sympathetic to the character of the Mews and the wider Conservation Area. It incorporates a replacement of the existing modern fenestration to windows more in keeping with the traditional character of the Mews and is to be re-clad in London stock brick which is characteristic of the surrounding buildings.
- 5.11 The office accommodation is significantly improved through the provision of larger open space areas and dedicated ancillary facilities (bathroom and kitchen) on the lower level. The apartment has been designed as upside down living which allows the main living spaces to maximise the benefits of open plan living within the mansard extension comprising a kitchen/dining/living area with a small terrace.
- 5.12 The proposed design is one therefore that accords with Policy D1, securing a high quality design. The design is more in keeping with the rest of the Mews and introduces more traditional elements which respect the local context and

character. Further consideration of the design in the context of the site's location within the Conservation Area is set out in Section 6.

Basement

- 5.13 The proposal incorporates a basement which will provide the lower ground floor office accommodation. The basement will not manifest externally and light will reach the lower ground floor through walk on skylights at the ground floor level which are directly above the meeting room and kitchen.
- 5.14 The application is submitted alongside a Basement Impact Assessment which demonstrates the acceptability of the proposed development. It provides a Ground Movement Assessment demonstrating that the risk of movement and damage to the development and neighbouring property is low (category 1 of the Burland scale). There are no significant impacts predicted to the wider hydrogeological environment nor are any concerns raised with respect of the effects of the proposed basement on the site and surrounding area.
- 5.15 An analysis of the proposal against Policy A5 is provided at Appendix 1, demonstrating that the basement accords with all relevant criteria.
- 5.16 The application is also supported by a Construction Management Plan (CMP). This has been completed in accordance with the Council's CMP Pro Forma. The CMP deals with a wide range of issues including access, vehicle routing, site layout and facilities, waste management, hours of operation and consultation and reporting protocols. Given various construction related matters have not yet been finalised, the submitted CMP will be updated as appropriate (as anticipated by the CMP Pro Forma itself). The final version of the CMP will be approved as part of a S.106 which will ensure that the requirements of the CMP are adhered to during the construction process.

Flooding

- 5.17 As the proposal incorporates a basement and the site is located within an area at a higher risk of surface water flooding within Camden's Strategic Flood Risk Assessment, the application is supported by a Flood Risk Assessment. This confirms that although there is a low risk of ground water flooding, the development will mitigate any risks through tanking of the basement. Again, although there is a low sewer flooding risk, it is proposed that the site be fitted with a positive pumped device so that it will be protected further from sewer flooding.
- 5.18 The proposal therefore complies with Policy CC3 as it does not increase flood risk to the development or the surrounding area.

Amenity

- 5.19 The proposal has been designed so that it protects the amenity and privacy of neighbouring properties. Due to the proposed size and siting of the proposed mansard roof it would not result in any significant loss of light to any habitable rooms within No. 28 England's Lane at the rear. The mansard roof would be above a notional 25 degree line measured from the centre of the first floor windows at the rear of the property at No. 28 England's Lane, as such, it would not result in any significant loss of light to the occupiers of the flats at this or any neighbouring properties. This is indicated on Proposed Section AA (drawing ref. 21026 PR-107).
- 5.20 No windows are proposed at the rear of the mansard roof extension and so there will be no overlooking of any properties at the rear. Bearing in mind there are already windows facing the existing properties on the other side of Elizabeth Mews it is not considered that the additional windows proposed at the front of the property will result in any more overlooking than that which exists at present from the existing building.

- 5.21 A Daylight Assessment has been produced in support of the application which demonstrates that acceptable internal daylight levels will be achieved within the residential apartment whilst there will be no adverse impact on the daylight levels to the neighbouring property.
- 5.22 The proposed residential unit is provided with a small terrace area to provide private outdoor amenity space. The apartment is however located within a ten minute walk from Primrose Hill and beyond that Regent's Park providing easy access to larger open space areas.
- 5.23 The proposal has been designed so as to ensure that it provides adequate amenity for future occupiers whilst also safeguarding the amenity of existing residential neighbours. Policy A1 is therefore complied with.

Sustainability

- 5.24 As the proposal falls beneath the 500m² floorspace threshold it is not required to be supported by an Energy and Sustainability Statement. Notwithstanding this, the proposal has been designed so that it minimises the effects of climate change in line with Policy CC1, and climate change adaption measures have been incorporated in line with Policy CC2.
- 5.25 The proposal incorporates new skylights and dormer windows to maximise natural light to the habitable spaces located within the mansard roof extension. In contrast to the existing arrangement which restricts the ability of natural ventilation, the proposal seeks to introduce openings on adjacent facades, as well as operable skylights on the roof which will allow for natural cross ventilation and which will also reduce overheating.

The proposal also includes an air source heat pump (ASHP) and has thus been designed to improve the energy and sustainability of the existing building so that it reduces carbon emissions through the incorporation of low carbon

technologies. The application is supported by a Plant Noise Assessment which demonstrates that the ASHP will not have an adverse impact on either existing or future residents with the installation of a louvred acoustic enclosure around the ASHP.

- 5.26 In accordance with Policy CC5 of the Local Plan, the scheme incorporates appropriate facilities for the collection of waste and recycling.

Parking

- 5.27 The site has a Public Transport Accessibility Level of 3. Secure cycle storage is provided in a vertical storage rack within the apartment and bicycles can be suitably stored within the entrance area to the office. The proposal thus accords with Policy T1 by providing a safe and accessible environment for cyclists, a shower is also proposed within the office to encourage cycling by providing suitable facilities to enable showering after cycling to work. In accordance with Policy T2 the development does not provide any on-site parking.

Biodiversity Net Gain

- 5.28 Given the nature of the site, which is limited to the extent of the existing building, there would be no loss of any existing habitat associated with the proposal. The proposal thus falls within the de minimis exemption to the mandatory BNG condition (to deliver at least a 10% increase in biodiversity value). The development will not impact on any onsite priority habitat or any other onsite habitat and as such is exempt.

Summary

- 5.29 The above identifies the acceptability of the proposal demonstrating compliance with relevant policy considerations. The following section thus reviews the proposal against heritage considerations bearing in mind the site's location within the Belsize Conservation Area.

6. HERITAGE STATEMENT

- 6.1 The site is located within the Belsize Conservation Area (Sub Area Six: England's Lane). The terrace of which No. 27 forms part of is identified as making neither a positive nor negative contribution to the Conservation Area and thus is neutral.
- 6.2 The property does not lie in the immediate vicinity of any listed buildings of which it would be within the setting of¹.
- 6.3 Adjacent to the site is the locally listed Primrose Gardens which is a narrow oval of green space which is located in the centre of the street.
- 6.4 Before reviewing relevant policy, it is acknowledged that, pursuant to the Planning (Listed Buildings and Conservation Areas) Act 1990, local planning authorities have a statutory responsibility to pay special attention to preserving or enhancing the character or appearance of Conservation Areas within their jurisdiction. This is a separate statutory duty which local planning authorities must adhere to in addition to policy requirements.
- 6.5 Policy D2 of the Local Plan confirms that the Council will *"preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings."* This includes *"both conservation areas and listed buildings"*. The policy goes on to state that development will not be permitted if it results in less than substantial harm to the significance of a designated heritage asset unless the public benefits outweigh that harm. This policy mirrors that set out at paragraph 208 of the Framework.

¹ The closest listed buildings are located on England's Lane and include the Grade II listed Washington Public House and 16 Chalcot Gardens, neither of which are however affected by the proposed development given their location.

- 6.6 In terms of conservation areas, Policy D2 states that development within conservation areas is required to preserve or, where possible, enhance the character or appearance of that area.
- 6.7 Guidance BE26 of the Belsize Conservation Area Statement states that *“Roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:*
- *It would be detrimental to the form and character of the existing building*
 - *The property forms part of a group or terrace which remains largely, but not completely unimpaired*
 - *The property forms part of a symmetrical composition, the balance of which would be upset*
 - *The roof is prominent, particularly in long views”*

- 6.8 In light of these policy considerations the following paragraphs therefore assess the current proposal against these requirements confirming that the development will preserve, and indeed enhance, the character and appearance of the Conservation Area.

Belsize Conservation Area

- 6.9 The site is located within ‘Sub Area Six: England’s Lane’ of the Belsize Conservation Area. The property is not one which is identified as making a positive contribution to the Conservation Area. Nos. 15-19 Elizabeth Mews (opposite the site) are identified as making a positive contribution, along with much of England’s Lane.

- 6.10 The Conservation Area Statement identifies that Elizabeth Mews was developed to the rear of England's Lane and originally provided stabling and accommodation for carriage drivers. It goes on to describe that *"The buildings in Elizabeth Mews are of a similar size and scale to the other mews areas. The north-eastern terrace has been rebuilt but is of appropriate scale and materials and retains the height of the original buildings. The terrace to the south-west retains more of its original character"* (page 28).
- 6.11 It is considered that the proposed development better reflects the 'original character' of the Mews. The reconfiguration of the pattern of glazing on the north east and north west elevations and the replacement of the modern fenestration to that more in keeping with the traditional character of the Mews ensures that the proposal preserves and provides enhancement to the Conservation Area by removing more modern features which detract from its traditional character. The inclusion of the recessed arch above the windows on the north-east elevation also reflects the recessed arches on the neighbouring property No.15. The property is also proposed to be reclad in London stock brick which is similar to the surrounding buildings and thus further provides an enhancement to the Conservation Area by providing a more traditional and coherent finish to the property.
- 6.12 The mansard roof extension has been designed to mirror that of the consented roof extension at the adjacent property, No. 26 and more recently No.25. While the rest of the properties on the southern terrace have not had such an extension, there are many examples of mansard roofs which are a feature of Elizabeth Mews. Eight of the two storey mews houses which back onto England's Lane on the other section of Elizabeth Mews have mansard roofs, the remaining properties also previously had permission to erect mansard roofs. This is detailed on the plan and photographs at Appendix 2.

- 6.13 The proposed grey mansard roof would be sympathetic to the style and appearance of the existing property. It would not harm the form or character of the building and nor would it result in an addition to a group which remains largely unimpaired. The proposal would be similar to the mansard roofs that have been granted permission at No. 25 and No. 26 Elizabeth Mews. It would also be similar to the two mansard roofs at No. 17 and No. 17A Elizabeth Mews and the other mansard roof extensions that have been undertaken on the other stretch of Elizabeth Mews on the other side of Primrose Gardens. The extension would not be prominent or harmful to any long range views. As such the proposal complies with the Guidance criteria for roof extensions as set out within the Belsize Conservation Area and it would therefore preserve the character and appearance of the Conservation Area complying with Policy D2.
- 6.14 It is considered that the proposal therefore offers a high quality design which is of an appropriate scale and finish at the end of the Mews.

Primrose Gardens

- 6.15 The site is accessed from Primrose Gardens, a street which splits into two and which has a long oval shaped area of green space down its centre. Originally named Stanley Gardens, the Garden was at one time used by Hampstead Cricket Club but was acquired by Hampstead Borough Council in 1920, the name changing to Primrose Gardens in 1939. The Garden consists of two railed enclosures with grass and trees, and with a small central paved seating area between them.
- 6.16 Primrose Gardens is locally listed as a Natural Features of Landscape and is of Historical and Townscape Significance. The Conservation Area Statement identifies that this open space provides a *“an important focal point within the street and is one of the few areas of open space within the area. It comprises two grassed areas with mature trees either side of a hard landscaped central*

area with York Stone paving and two small trees.” (page 27). At the end of the gardens is a Grade II Listed telephone kiosk.

- 6.17 Given the location of the proposal, the distance from Primrose Gardens and that it proposes no elements which will affect the appreciation of the open space, the proposal will not have any adverse impact upon the locally listed Primrose Gardens or by extension the telephone kiosk adjacent to it.

Summary

- 6.18 The property is located within the Belsize Conservation Area but it is not one which is identified as a positive contributor. The proposal has been designed so that it maintains the character and appearance of the Conservation Area, it reflects the design and materials of the original Mews and provides a high quality finish thus providing an enhancement to this part of the Conservation Area. The basement will not be readily perceived from within the Conservation Area as it has no external manifestation. The inclusion of a mansard roof is not out of character for the area and there are numerous examples of existing mansard roof developments along Elizabeth Mews along with recent permissions for such on the neighbouring buildings. The proposal thus provides for a form of development which is consistent and in keeping with the surrounding area. The proposal will thus preserve and enhance the character and appearance of the Conservation Area.

Tilted Balance

- 6.19 Paragraph 11 of the NPPF sets out the ‘presumption in favour of sustainable development’, which provides direction to local planning authorities in terms of both plan-making and decision-taking. As identified above Camden’s most recently published Housing Delivery Test measurement was 69% (published in December 2023). This renders the most important development plan policies

for determining this application 'out-of-date', as per NPPF footnote 8, and engages the 'tilted balance' under NPPF paragraph 11(d).

6.20 Where the tilted balance is engaged, paragraph 11(d) requires that planning permission is granted, unless (i) policies within the Framework that protect areas or assets of importance provide a clear reason for refusal; or (ii) the adverse impacts would clearly and demonstrably outweigh the benefits. As has been demonstrated in this Statement, neither of the above criteria are met, and thus the NPPF's presumption in favour of sustainable development directs that planning permission should be granted.

7. CONCLUSION

- 7.1 This Planning Statement is submitted in support of an application for basement and mansard roof extensions to the existing office building at 27 Elizabeth Mews including external alterations and change of use to provide office accommodation at ground and basement level and a residential apartment at first and second floor level.
- 7.2 The design of the proposal is one which ensures a high quality finish and ensures that the property contributes positively to the Conservation Area. The opportunity has been taken to enhance the design of the existing building through replacement fenestration which is more in keeping with the character of the Mews, inclusion of a recessed arch above the windows on the North East elevation to reflect those at No.5 and the use of London stock brick.
- 7.3 The proposed mansard roof extension is in keeping with the surrounding character of Elizabeth Mews acknowledging that there are a number of existing properties with similar roof extensions whilst the two neighbouring properties (No.'s 25 and 26) have also recently obtained permission for mansard roof extensions. The proposal will thus provide a consistent finish to the end of terrace property which will enhance the overall design of this part of the Mews.
- 7.4 The basement element will enable additional floorspace to be achieved at the property without additional land being required. This has been sensitively designed so that it makes efficient use of land whilst the basement will not manifest externally, thus ensuring the character and appearance of the Mews is maintained.
- 7.5 In terms of other policy considerations, the supporting material demonstrates the sustainability benefits of the proposal through the inclusion of double glazing and insulation along with the use of an air source heat pump. The scheme will not have an adverse impact on neighbouring properties in terms of daylight and

sunlight considerations whilst the submitted Basement Impact Assessment demonstrates the acceptability of the basement design.

7.6 Overall, the proposal complies with relevant policy considerations. It re-provides employment floorspace with an improved configuration and enhanced quality, and also contributes to the local housing supply through the provision of a modern, high quality two bedroom apartment, making efficient use of land.

7.7 Whilst there is a nominal loss of office floorspace to provide access to the residential apartment above, this is outweighed by the following benefits of the scheme:

- Better quality office accommodation to suit the needs of owner occupier
- Increased more efficient ground floor office floorplate
- Enhanced kitchen and shower facilities to meet modern day office requirements
- Enhancement to the character and appearance of the Conservation Area through high quality design
- Provision of a residential unit to meet housing need
- Enhanced energy efficiency of existing building
- Optimised use of brownfield land in a sustainable location

7.8 The proposal as such complies with relevant policies in both the Local Plan and the London Plan. As the Council have failed to meet the Housing Delivery Test, the 'tilted balance' under NPPF paragraph 11(d) is engaged. There are no adverse impact arising and as such there is nothing which would significantly and demonstrably outweigh the benefits of the development. Planning permission should therefore be granted.

APPENDIX 1 - REVIEW OF POLICY A5 – BASEMENTS

Policy Criteria	MRPP Comments
The Council will only permit basement development where it is demonstrated to its satisfaction that the proposal would not cause harm to:	
a. neighbouring properties;	See Basement Impact Assessment.
b. the structural, ground, or water conditions of the area;	See Basement Impact Assessment.
c. the character and amenity of the area;	The basement will not manifest externally and will not therefore have any impact on the character and amenity of the area. It will allow the provision of enhanced floorspace for the existing office and allow the inclusion of an apartment in an area which is already predominantly residential.
d. the architectural character of the building; and	The basement will not manifest externally and will not therefore have any impact on the character and amenity of the building.
e. the significance of heritage assets.	Bearing in mind the basement will not manifest externally within the street scene, it is not considered that there will be any impact on the significance of the Conservation Area.
The siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. Basement development should:	

f. not comprise of more than one storey;	The proposed basement is only one storey.
g. not be built under an existing basement;	N/A
h. not exceed 50% of each garden within the property;	N/A
i. be less than 1.5 times the footprint of the host building in area;	Not breached.
j. extend into the garden no further than 50% of the depth of the host building measured from the principal rear elevation;	N/A
k. not extend into or underneath the garden further than 50% of the depth of the garden;	N/A
l. be set back from neighbouring property boundaries where it extends beyond the footprint of the host building; and	The basement does not extend beyond the footprint of the building.
m. avoid the loss of garden space or trees of townscape or amenity value.	N/A
The Council will require applicants to demonstrate that proposals for basements:	
n. do not harm neighbouring properties, including requiring the provision of a Basement Impact Assessment which shows that the scheme poses a risk of damage to neighbouring properties no higher than Burland Scale 1 'very slight';	See Basement Impact Assessment.
o. avoid adversely affecting drainage and run-off or causing other damage to the water environment;	See Basement Impact Assessment.
p. avoid cumulative impacts;	See Basement Impact Assessment.

q. do not harm the amenity of neighbours;	The basement does not manifest externally and will not therefore impact on the amenity of neighbours. The basement will not increase the intensity of use of the building such that there would be harm to neighbouring amenity.
r. provide satisfactory landscaping, including adequate soil depth;	There is no existing opportunity for landscaping.
s. do not harm the appearance or setting of the property or the established character of the surrounding area;	Refer to comments at (c) and (e) above.
t. protect important archaeological remains; and	N/A
u. do not prejudice the ability of the garden to support trees where they are part of the character of the area.	N/A

APPENDIX 2 – MANSARD ROOF EXAMPLES





