

# Design Statement

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Version 1



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27 Daleham Mews

London

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## 1.0 Introduction

- 1.1 This design statement accompanies a full planning application in respect of proposed alterations at 27 Daleham Mews, London NW3 5DB. This statement seeks to describe and illustrate the proposals, provide detail in respect of site context and to assess the scheme in relation to relevant planning policies.
- 1.2 This planning application is being made following the submission of a pre-planning application (Ref: 2021/5830/PRE) and the receipt of pre-application advice dated 09/02/2022. Further details are provided below.

## 2.0 Site Description

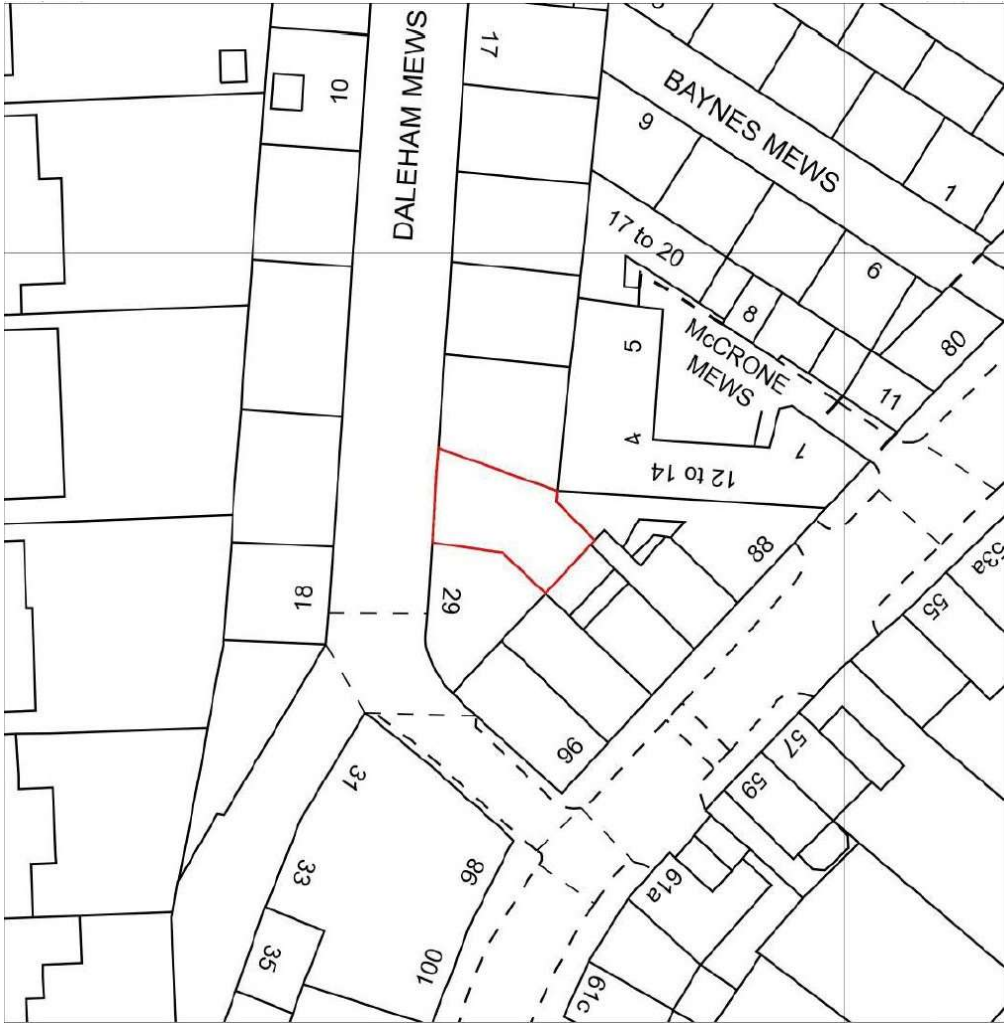
- 2.1 The application site is located at 27 Daleham Mews, London NW3 5DB at approximate grid reference TQ 26749 84917.
- 2.2 The existing property dates from the second half of the 19th century and consists of a two-storey building planned over ground and first floor levels. Originally built as stabling and workshops, the residential accommodation at 27 Daleham Mews was extended in 1973 and the ground floor garage space partially converted to residential usage in 1979. The retained garage space ceased to be in commercial operation at that time.
- 2.3 The property currently consists of a 4-bedroom house with two terraces at first floor level and living accommodation and garage space on the ground floor. The garage is currently used as a playroom
- 2.4 27 Daleham Mews forms part of a terrace of similar properties which are notable for the uniformity of their architectural detailing, with similar feature brickwork banding, window and door detailing and roof lines. The buildings within the terrace are of a standard plan, consisting of two brickwork storeys

beneath tiled pitched roofs. A number of later additions and alterations have been made to the properties within the terrace.



1. Photograph showing the front elevation of 27 Daleham Mews, London NW3 5DB

- 2.5
- 27 Daleham Mews is located at the southern end of the terrace and is distinctive in that whilst retaining many of the unifying features of the host terrace, it is constructed with both pitched and flat roofs and has a parapet wall along the southern end of its front elevation. It has not been possible to determine whether the property was added to the terrace at a later date or was subsequently altered.
- 2.6
- The application site is not listed and falls within the Belsize Conservation Area.



2. Location plan with 27 Daleham Mews edged in red (Not to scale)

3.0 Proposed Development

Proposal

- 3.1
- The enclosed planning application relates to the following works:  
  
*Change of use of ground floor premises from a garage (Class B2) to additional residential accommodation (Class C3); external alterations including the creation of a new hipped roof to the front of the property; new dormer window within the rear roof; glazed roof over the existing roof terrace and alterations to the front elevation including the replacement of the existing garage doors.*

Supporting Documentation

- 3.2
- The following documents have been submitted in support of this planning application:  
  
Existing and Proposed plans Refs: 27DM/FP/E1, 27DM/FP/E2, 27DM/FP/E3, 27DM/FP/E4, 27DM/FP/E5, 27DM/FP/E6, 27DM/FP/P1, 27DM/FP /P2, 27DM/FP /P3, 27DM/FP/P4, 27DM/FP/P5, 27DM/FP/P6, 27DM/FP/P7, CGI's, Photographs, Design Statement, Pre-Application Response dated 09/02/2022.

Relevant Planning Policy

- 3.3
- The following planning policies are relevant to the proposed development:  
  
National Planning Policy Framework (2021) & The London Plan (2021) London Borough of Camden Local Plan (2017):  
  
A1 (Managing the impact of development) D1 (Design)  
D2 (Heritage)  
E1 (Economic development)  
E2 (Employment premises and sites) Camden Supplementary Planning Guidance:



CPG (Design) 2021  
CPG (Employment Sites & Business Premises) 2021 CPG (Amenity) 2021  
Belsize Conservation Area Statement (2002)

4.0 Relevant Planning History

27 Daleham Mews

- 4.1 17455 (26/09/1973): The construction of extensions on the first floor of 27 Daleham Mews, NW3 to form a bedroom, bathroom and dining area.
- 4.2 28559 (29/05/1979): The construction of extensions on the first floor to provide a new bedroom and bathroom and an extension to the living room.
- 4.3 29492 (06/11/1979): Change of use including works of conversion to form residential accommodation in existing garage, Also conversion of roof space to form additional living space.
- 4.4 2021/5830/PRE (09/02/2022): Change of use from commercial garage (B2) to residential accommodation (C3); a new hipped roof on front elevation of front building with dormer on its rear roof slope and a new dormer window on rear building roof; new glazed roof between both buildings; replacement of existing garage doors and alterations to existing entrance door.

25 Daleham Mews

- 4.5 2006/0291/P (10/03/2006): Reconfiguration of the rear elevation of the building at first and second floor level including the removal of the rear slope of the roof and the erection of a full width dormer and a 2-storey rear glazed extension with timber cladding of the dormer elevations and screening of the upper glazed extension and installation of four roof lights on the front roof slope.
- 4.6 2018/1728/P (14/05/2018): Change of use of ground floor premises from Class B2 (general industry) to additional residential accommodation (Class C3) in

conjunction with the existing residential unit above; and external alterations to include formation of 2x lightwells at first floor level and associated installation of aluminium sliding rear doors at ground floor level to building

29 Daleham Mews

- 4.7 2004/0420/P (10/02/2004): The erection of a first floor extension and a dormer window on the west roof slope and the insertion of 2 roof lights, one on the south and one on the east side of the roof.
- 4.8 2007/0827/P (23/03/2007): Erection of a balustrade to first floor level flat roof, erection of a front dormer and other alterations to the elevations, plus excavation of a new basement to provide additional accommodation for the dwellinghouse.

14 Daleham Mews

- 4.9 2016/1806/P (09/05/2016): Change of use of 15sqm of ground floor from vehicle repair garage (B2 Use) to ancillary residential use (C3 Use).
- 4.10 2017/3471/P (16/08/2017): Change of use from garage (Class B2) to residential living space (Class C3), ancillary to the existing residential unit at the site, with associated external alterations to front elevation (replacement of garage style doors with new facade).

12 Daleham Mews

- 4.11 2015/6791/P (19/02/2016): Erection of two storey rear extension (following demolition of rear first floor and ground floor extension); creation of rear ground floor patio area; conversion of garage to habitable room; partial loft conversion with rear dormer; replacement garage doors and entrance door; replacement windows to projecting bay windows, installation of rear first floor balcony along boundary with no.10; installation of 2 x rooflights to rear roofslope, 1 x rooflight to first floor extension and 1 x rooflight to front extension; and installation of solar panels to front and rear roof slopes.



4 Daleham Mews

4.12 2018/4701/P (03/04/2019): Conversion of 2 residential units into a single family dwellinghouse, erection of three dormer windows to rear, and roof terrace at first floor level with privacy screen, installation of rooflight on front elevation, and external alterations.

5.0 Pre-Application Ref: 2021/5830/PRE

- 5.1 A pre-application for the proposed works was submitted to Camden Council under reference: 2021/5830/PRE.
- 5.2 Save for the minor amendments detailed below, the proposals contained within this planning application are the same as those submitted with the pre-application.
- 5.3 The Council has provided a written pre-application response to the proposals dated 09/02/2022 (See appendix D)
- 5.4 In its response, the Council has confirmed that in respect of the proposals the principal issues for consideration are:
- Land use
  - Design and Heritage
  - Amenity

Land Use

5.5 In terms of land use, the Council has confirmed that the proposed change of use accords with Camden’s Planning Guidance “*Employment Sites and Business Premises (2021)*” and is therefore supported.

Design & Heritage

5.6 In terms of design and heritage, the Council has provided a detailed assessment of the external alterations that are proposed. These include alterations to the front roof, the creation of dormer windows to the rear of the front roof and to the front of the rear roof, the introduction of a glazed roof at the centre of the property, alterations to the existing garage doors and alterations to the front entrance door. A summary of the pre-application advice received from the Council is provided below.

Hipped Roof

5.7 In its pre-application response, the Council confirms that the proposed alterations to the front roof, namely the removal of the existing parapet wall and flat roof on the southern side of the building and creation of the a new hipped roof across the full width of the property, would enhance the street scene and are supported.

New Dormer Windows

- 5.8 The pre-application response confirms that the proposed dormer windows will not be visible from the public highway and that the location and principal of the windows is supported.
- 5.9 The response states that the proposed windows somewhat exceed the scale of the dormer at No.29 and should be reduced in size so as to match the scale of that window as closely as possible.
- 5.10 In response to these comments, the scale of the proposed dormer windows has been reduced as compared with those shown in the pre-application drawings. They are now closely aligned in the size with the dormer window at No.29.
- 5.11 In considering the size of the proposed dormer windows, it needs to be taken into account that both of the windows are inward facing and will therefore not be visible from the public highway and will only be viewable from the properties immediately adjoining the site at Nos.25 and 29 Daleham Mews. This is in contrast to the dormer window at No.29, which is visible from the street.

5.12 Both properties at No.25 and No.29 have been significantly altered in areas close to the proposed windows; No.25 has a full width and height modern roof extension and No.29 has been extended into the roof and is largely a new building. Given the position and orientation of the proposed dormer windows, they will have no impact upon the amenity of the neighbouring properties. In addition to the alterations at Nos. 25 and 29, a number of other properties within the immediate vicinity of the application site have been extended into the roofs with larger extensions than those proposed. These include extensions at Nos. 7, 9, 9A, 11, 13, 15, 16, 17, 18, 21, 23, 35 & 37 Daleham Mews (see Appendix C). Many of these extensions, including those at Nos. 25 and 29, were granted planning approval following the establishment of the Belsize Conservation Area.

5.13 Recent changes to construction standards have resulted in significant increases in the thickness of structural elements such as walls and roofs. This in turn has affected the viability of smaller extensions, such as dormer windows, given that minimum ceiling heights have also increased. In adjusting the size of the proposed windows, allowance has been made for the minimum ceiling height standards set out in the building regulations and the quality of the internal layouts.

### New Glazed Roof

5.14 The pre-application response confirms that the glazed roof proposed to the centre of the property is acceptable.

### Replacement Garage Doors

5.15 The pre-application response states that the glazing profiles to the proposed garage doors should match those of the property at No.25 Daleham Mews to provide consistency to the street scene. The proposed drawings have been updated accordingly to reflect this.

5.16 The pre-application response further states that the proposed scale of the door opening would not be acceptable as it would result in doors that were not subordinate to the host building and the unnecessary loss of original façade.

5.17 In response to these comments, the size of the proposed door opening has been significantly reduced. The size of the opening shown on the pre-application drawings is 3.35m wide x 3m high as compared to the existing opening which is 2.72m wide x 2.74m high. The size of the proposed opening has been reduced to 3.02 wide x 2.74m high, meaning the opening is the same height as existing and only slightly wider.

5.18 In considering the proposed width of the opening, it is important to take into account that the existing doorway is relatively small as compared to the overall width of the building and the similar door openings of other buildings neighbouring the site. The narrow width of the existing opening will be further accentuated when the front elevation is unified by the removal of the section of roof parapet. The slightly enlarged opening will allow three sliding doors to be installed. This will improve visual continuity with the neighbouring property at No.25 and will increase the levels of natural light entering the ground floor living space, which is currently dark.

### Alterations to Front Entrance Door

5.19 The pre-application response states that whilst the existing front entrance door is not considered sympathetic to the historic character of Daleham Mews, the alterations proposed within the pre-application could be more sympathetic. The pre-application response recommends that the existing glazing bar detail to the fanlight is retained and that the proposals should include a properly resolved brickwork lintel above the door opening. In this regard, The Council suggests a gauged brickwork arch would be appropriate.

5.20 In response to the comments made in the pre-application response, the proposed doorway has been reduced in height and width to appear more subservient to the host building. The proportions of the door and fanlight have also been amended so that they align with the adjacent garage doors to create better continuity.

5.21 As recommended, glazing bars have been reintroduced above the door to match the adjacent garage doors and windows on the upper level. The proposed timber clad lintel and door surround has also been replaced with a gauged brickwork arch to match the neighbouring property at No.25.



5.22 It is considered that subject to the proposed design amendments detailed above, the proposed alterations to the front entrance door are a significant improvement upon the current arrangement.

6.0 Design Principals / Policy Justification

Change of Use (Class B2 to Class C3)

- 6.1 The proposed scheme involves the change of use of the existing garage space on the ground floor of the property from general industrial (Class B2) to residential accommodation (Class C3).
- 6.2 The garage ceased commercial operation in or around 1979 and is currently used as a playroom. The proposed change of use would therefore not result in the loss of employment.
- 6.3 Camden Planning Guidance (Employment Sites & Business Premises) [2021] provides guidance in relation to the change of use of employment sites and business premises. The guidance states that when assessing proposals that involve the loss of a business use the Council will consider whether there is potential for that use to continue. Various factors are taken into account, including:
  - Whether the premises are in a reasonable condition to allow the use to continue;
  - The range of unit sizes it provides, particularly suitability for small businesses;
  - The suitability of the location for any business use;
  - How the business use is related to other neighbouring/nearby land uses;
  - Whether a lower quantum of replacement employment space is proposed as part of the development, and if so whether the nature of this space is considered to have the potential to offer equal or greater benefits to local people or businesses than the existing space

- 6.4 The existing garage at 27 Daleham Mews is small, with an internal floor area of 57.8m2. The location is isolated, set within a residential mews. There are no other similar premises within the area and the garage sits below and immediately adjacent to residential uses. There is no goods lift at the premises, no space for servicing and no natural light. Access is only available to the front onto a narrow mews. The road surface is cobbled and uneven and there is no off- street parking.
- 6.5 For these reasons, it is considered that the premises is heavily compromised and that the proposed use as permanent housing would accord far better with the established residential character of the mews which has evolved over the years, resulting in a strong residential focus. The existing business use is now at odds with the established residential nature of this quiet street. The proposed change of use to residential (Class C3) is considered to constitute a more efficient and desirable use of this land.
- 6.6 A number of similar properties within the immediate vicinity of the application site have been granted planning consent for the conversion of ground floor garages (Class B2) to residential (Class C3). These include at Nos. 25 (2018/1728/P), 14 (2017/3471/P) and 12 (2015/6791/P).
- 6.7 The existing configuration of the property is poorly conceived, with an inadequately shaped living area on the ground floor, lacking natural light. The stairs to the upper floor are overly steep such that they are non-compliant with current Building Regulations. Three of the bedrooms located on the upper floor are small and all are served by one bathroom.
- 6.8 The proposed scheme will create an enlarged living area on the ground floor with an abundance of natural light introduced through the creation of a central atrium and glazed roof. The scheme will provide four double bedrooms, two of which will be ensuite and a further family bathroom.
- 6.9 The existing property comprises 57.8m2 of garage space (Class B2) and 118.5m2 of residential space (Class C3). It is considered that the existing garage is not of sufficient size to be commercially viable.
- 6.10 The proposed scheme will create an additional 33.7m2 of resident living space and will provide a 4-bedroom house planned over three levels comprising a total floor area of 210m2.
- 6.11 As set out in section 5 of this report, the Council has confirmed in its pre-application



response that the proposed change of use accords with Camden's Planning Guidance "Employment Sites and Business Premises (2021)" and is therefore supported.

### Alterations to Garage Doors

- 6.12 The proposed alterations to the existing garage doors will bring the front elevation of the property into line with other buildings within the terrace. The proposals mirror those granted planning consent at No.25 Daleham Mews (2018/1728/P).
- 6.13 The new timber doors will be constructed in a traditional style matching those neighbouring the property. The swing of the existing doors will be altered from opening across the public highway to sliding to prevent possible obstruction or hazard.
- 6.14 The proposals involve a slight increase in the width of the existing door opening. The height of the doorway will remain as existing. The increased width of the opening will allow the installation of three sliding doors. This will bring the front elevation into line with the neighbouring property at No.25 and will increase the levels of natural light entering the ground floor living space, which is currently dark.
- 6.15 As set out in section 5 of this report, in accordance with the advice received from the Council, various changes have been made to the design of the proposals as compared with those submitted as part of the pre-application.

### Alterations to the Front Roof

- 6.16 The proposals involve the creation of a new hipped roof structure to the front. Presently, the roof is out of keeping with its surroundings and consists of a flat roof behind a parapet wall and smaller hipped roof across half the width of the building.
- 6.17 The application site forms part of a terrace of similar properties which are notable for the uniformity of their architectural detailing, with similar feature brickwork banding, window and door detailing and roof lines. 27 Daleham Mews is located at the southern end of the terrace and is distinctive in that whilst retaining many of the unifying features of the host terrace, it is constructed with both pitched and flat roofs and a front parapet which breaks the consistency of the roof line.
- 6.18 The proposed hipped roof will span the full width of the property and will introduce a

roof line and gutter detail that will bring the building into keeping with the host terrace.

- 6.19 The roof structure will match that of its neighbours and will be of a similar height, stepping down in relation to the neighbouring property at No.25 in accordance with the slope of the road. The proposed replacement of the existing parapet wall with a hipped roof structure will reduce the height of the boundary feature against 29 Daleham Mews and replace it with a sloped roof. The proposal will therefore not adversely affect the amenity of that property.
- 6.20 The materials used in the construction of the roof will match those found in the neighbouring properties and will consist of natural dark grey slate with lead flashings. The introduction of a hipped roof at the end of THE terrace is consistent with the existing roof to the rear of the property and those of other buildings within the surrounding area, including at Nos. 29 and 31 Daleham Mews and 98 Belsize Lane (See Appendix B).
- 6.21 The existing ornamental brickwork banding within the front elevation will be retained, which together with the introduction of a matching gutter detail, will bring the property into line with the other buildings within the terrace.
- 6.22 As shown in the accompanying documents, the new roof will shield views from the public highway of the modern roof extension at No.25 Daleham Mews and will make a positive contribution to the street scene.
- 6.23 As set out in section 5 of this report, the Council has confirmed in its pre-application response that the proposed alterations to the front roof would enhance the street scene and are supported.

### Dormer Roof Extensions

- 6.24 Dormer windows are proposed to the rear of the new front roof and to the front of the rear roof.
- 6.25 The proposed windows are similar in size and location to the existing dormer window at 29 Daleham Mews (granted planning approval under ref: 2007/0827/P) and have been set down from the respective roof ridges by 500mm in accordance with Camden's planning guidance.





- 6.26 The materials selected for the dormers are similar to those approved in comparable locations within Camden conservation areas, including those at 35 Heath Hurst Road (Ref: 2022/4325/P) and 49 Spencer Rise (Ref: 2020/3547/P & 2021/0061/P).
- 6.27 Both of the proposed dormer windows are inward facing and will therefore not be visible from the public highway and will only be viewable from the properties immediately adjoining the site at Nos.25 and 29 Daleham Mews. This is in contrast to the dormer window at No.29, which is visible from the street.
- 6.28 Both properties at No.25 and No.29 have been significantly altered in areas close to the proposed windows; No.25 has a full width and height modern roof extension and No.29 has been extended into the roof and is largely a new building. Given the position and orientation of the proposed dormer windows, they will have no impact upon the amenity of the neighbouring properties.
- 6.29 In addition to the alterations at Nos. 25 and 29, a number of other properties within the immediate vicinity of the application site have been extended into the roofs with larger extensions than those proposed. These include Nos. 7, 9, 9A, 11, 13, 15, 17, 16, 18, 21, 23, 35 & 37 Daleham Mews. Many of the extensions, including those at Nos. 25 and 29, were granted planning approval following the establishment of the Belsize Conservation Area.
- 6.30 The proposed dormers will have no impact upon the street scene and will only be viewable from Nos. 25 and 29. Accordingly, they will not interrupt an unbroken roofscape in line with Council policy.
- 6.31 In accordance with the advice received from the Council, various changes have been made to the design of the proposals as compared with those submitted with the pre-application.

**New Glazed Roof**

- 6.32 The proposed glazed roof forming the central atrium will not be visible from the public highway.
- 6.33 The proposed introduction of a glazed roof and central atrium will greatly improve the levels of natural light entering the property and will resolve the acute problem of

limited light on the ground floor.

- 6.34 As set out in section 5 of this report, the Council has confirmed in its pre-application response that the proposed glazed roof is acceptable.

**Alterations to the Front Entrance Door**

- 6.35 The existing front entrance door is a modern addition and out of keeping, both in terms of its scale and design.
- 6.36 The proportions of the doorway opening and detailing of the brickwork surround are also not original and do not make a positive contribution.
- 6.37 The proposed alterations will bring the entrance doorway into line with others neighbouring the property.
- 6.38 The doorway will be increased in height so that it aligns with the adjacent garage doors and matches the other doorways on the road. A gauged brickwork arch and glazing bars to the fanlight will also be introduced, bringing the property into line with its neighbours.