

Delegated Report		Analysis sheet		Expiry Date:	28/01/2025
		N/A		Consultation Expiry Date:	06/01/2025
Officer			Application Number(s)		
Ewan Campbell			2024/5410/P		
Application Address			Drawing Numbers		
72 Camden Mews London NW1 9BX			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of ground floor front extension with new staircase from ground to 1st and 1st to 2nd floor, two new terraces at 1st and 2nd floors, new metal gate, infill of existing rear conservatory at first floor, new side balcony; erection of setback roof extension with 3 solar panels and air source heat pump; replacement of windows and doors.					
Recommendation(s):		Refuse Planning Permission			
Application Type:		Householder application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
		No. of responses	08	No. of objections	03
Neighbour Consultation		<p>A site notice was put up on 11/12/2024 and expired on the 04/01/2025. A press advert was put up on the 12/12/2024 and expired on 05/11/2025</p> <p>Eight objections were received from neighbours. Concerns include:</p> <p><i>Design and heritage</i></p> <ul style="list-style-type: none"> - Overdevelopment of site - Design not in line with character of mews - Materials not in keeping with mews <p><i>Amenity</i></p> <ul style="list-style-type: none"> - Increase in massing has impacts on outlook - Massing will block views - Daylight/sunlight concerns for properties at rear - No daylight/sunlight assessment supporting application - Overlooking concern from terraces and mitigation measures not 			

	<p>suitable</p> <ul style="list-style-type: none"> - Potential noise disturbance due to air source heat pump <p>Four comments were received in support of the application. Comments included:</p> <ul style="list-style-type: none"> - Issues from previous application have been addressed - Design falls in line with prevailing character - Sustainable design <p><i>Officer Comments: Comment in relation to design and heritage and amenity are discussed in section 3</i></p>
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<p>Camden Square CAAC</p>	<p>Camden Square CAAC objected to the proposal. Concerns include:</p> <ul style="list-style-type: none"> - Concern over bulk, massing and overlooking - No evidence provided regarding privacy and daylight sunlight impacts - Additional storey will not maintain scale and proportion of the building - Plans are technically acceptable but more information would be preferred - Inconsistencies with location plan and D&A statement <p><i>Officer Comments: these are materials planning considerations and will be discussed in the design and heritage section and amenity section of the report. In terms of the plans themselves the Council asserts that the adequate information has been provided in order to make an assessment.</i></p>
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Site Description

The application building at 72 Camden Mews is located in the Camden Square Conservation Area and is identified as a positive contributor. The Conservation Area was laid out as a planned development from the mid-19th century with the linear cobbled Camden Mews and Murray Mews built to serve the rear of the large townhouse villas, with No.72 corresponding with 10 North Villas, but few mews properties were initially constructed. Following WWII the sites were incrementally built on by individual artists/architects and the Mews developed into a unique mid-century townscape. The concentration of houses and studios has resulted in a distinctive showcase of architectural one-off designs.

The application site currently consists of a two-storey mid-century residential building. It was constructed with brick with panelling and a garage at ground floor.

Relevant History

2024/4270/P - To front, erection of ground floor extension and new staircase to span across ground, 1st and 2nd floors, 2 new terraces at 1st and 2nd floors, new metal gate; to rear, infill of existing balcony at first floor with new terrace above, new side balcony; erection of roof extension with 2 solar panels and air source heat pump with acoustic screen above; new cladding; replacement of windows and doors. **Withdrawn**

National Planning Policy Framework (NPPF) 2024

The London Plan 2021

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy A4 Noise and Vibration

Policy D1 Design

Policy D2 Heritage
Policy CC1 Climate change mitigation
Policy CC2 Adapting to climate change
Policy CC3 Water and flooding

Camden Planning Guidance (CPG)

Amenity CPG (January)
Design CPG (January 2021)
Home Improvements CPG (January 2021)
Biodiversity CPG (March 2018)
Energy efficiency and adaption CPG (January 2021)

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). 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. The applicant seeks planning permission for the following:

- Erection of single storey ground floor front extension with new staircase from ground to 1st and 1st to 2nd floor,
- Two new terraces at 1st and 2nd floors,
- New metal gate to front boundary;
- Infill of existing rear conservatory at first floor,
- New side balcony;
- Erection of setback roof extension with 3 solar panels and;
- Air source heat pump at rear second floor;
- Replacement of windows and doors.

1.2. The application follows an earlier withdrawn submission (2024/4270/P), where it was indicated that works proposed would not be supported and it encouraged that a Pre-Application discussion be sought. Rather than a Pre-App, a new full application has been submitted.

1.3. It is acknowledged that the current revised proposal has amended elements that were highlighted in the initial submission as harmful – most notably the front elevation enclosed metal spiral stair has been omitted and the height of the pyramidal roof form lowered.

1.4. However the extent and detail of the works proposed suggest a general discrepancy in the assessment of the existing positively contributing building's significance and contribution to the Camden Square Conservation Area – where no heritage statement or assessment has been provided.

1.5. In addition, the proposal has not included the extent of demolition of the building or demolition plans as part of the drawing pack. Upon assessment by the planning and Conservation officer, it is considered that the proposal would result in substantial demolition of the building and therefore will proceed on this basis.

2. CONSIDERATIONS

2.1. The material considerations for this application are as follows:

- Design and Heritage
- Amenity
- Energy and Sustainability
- Transport
- Biodiversity

3. ASSESSMENT

Design and Heritage

- 3.1.1. Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.
- 3.1.2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas, and the preservation of Listed Buildings and their settings. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption including public benefit.
- 3.1.3. Paragraph 220 of the NPPF states that *Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 214 or less than substantial harm under paragraph 215, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole*
- 3.1.4. Paragraph 214 also states that: Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:
- a) the nature of the heritage asset prevents all reasonable uses of the site; and
 - b) no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
 - c) conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
 - d) the harm or loss is outweighed by the benefit of bringing the site back into use
- 3.1.5. The site is located within the typical mews character, which acts as subsidiary to the main square fronting villas and has been largely maintained by the mid-century modern, and later more contemporary developments. Properties are generally two or two-and-a-half stories in height but have adopted an imaginative approach to development in the spirit of the mews scale, form, and variety of styles and materials.
- 3.1.6. The subject building was constructed c.1963 and is in a typical modernist style with timber shiplap cladding, flat roof form, and a stepped front façade with integrated garage. Joinery is timber framed with a feature front elevation window with vertical louvered fenestration. The stepped building line and setback from the front boundary allows for an integrated planter in the curved boundary wall which provides a rare pocket of street level green space in the urban context of the mews. The design of the building matches with No.52, so it is likely the two properties were built by the same architect.
- 3.1.7. The existing building and its form, materials and detailing are typical of the mid-century period of development and contribute to the unique character of this section of the

conservation area. Identified as a positive contributor, it is expected that any development should look to preserve and enhance these features. The design and access statement states it is intended to maintain the split level circulation and planform arrangement of the dwelling. However, as proposed, the extent of the works appears to equate to the substantial, if not total, demolition of the original building with the front and rear elevations, roof and all internal partitions removed. Whilst demolition plans have not been provided it is clear that at least substantial demolition of the building is being proposed to facilitate the changes proposed which is significantly concerning given the character of the building as described.

- 3.1.8. Notwithstanding if the level of internal demolition cumulatively amounts to substantial or total, the proposed works would result in the loss and extrusion of the front elevation and all the original architectural features and detailing of the 1960s property that present to the immediate streetscape. Insufficient information has also been provided to demonstrate that this isn't the case and therefore, on the information provided the Council asserts that at least substantial demolition is taking place. NPPF paragraphs above as well as policy D1 and D2 of the 2017 Local Plan are clear that the substantial demolition of a positive contributing building in a Conservation Area is not supported and cause levels of harm to the boroughs heritage assets.
- 3.1.9. In terms of the front extension, this has been designed to move the building line right to the front of the street infilling the existing space with the extension and staircase. This results in the removal of the existing curved wall and integrated planters. In some cases the mews presents with variation to the building line, with a few properties built to the front boundary. However, this is not the prevailing characteristic but is also not a typical feature of the mid-century architecture which the existing house has been designed with. Stepped setbacks from the street creating private spaces to the front and providing relief to the mews (as well as defensible space for the house) is a key component of the design of this building which is proposed to be removed.
- 3.1.10. No. 72 is one of the few properties where planting is specifically integrated into the front boundary arrangement which is enabled by the building setback – this is also reflected in the paired dwelling at No.52. As the application states: Outdoor space is a great asset to small Mews plots given the difficulty of successfully achieving ground level gardens (pg.13), and that the proposed materials and tones for the new building have been chosen to: compliment the natural greens of trees and planting along the Mews (pg.16). The pockets of street level green space provide relief in the urban context and should be preserved.
- 3.1.11. In its place, a front extension including the staircase structure would be erected and this would be read as two storeys due to its perforated brick wall, and means it would feel overbearing and excessive in scale, divulging from the clear architecture of the building. This appears as an incongruous feature and removes the opportunity for pockets of verdant greenery, harming the overall character of the mews as well. Any alterations here should look to provide relief to the street scene and not appear overly dominant and take inspiration from the varied step backs introduced on the existing building. In addition, the metal gate would appear defensive and dominant along the pavement.
- 3.1.12. Since the previously withdrawn scheme the roof extension has been reduced in height and slightly in scale. Officers confirm that a small roof extension, in principle, is acceptable in this location, given the precedent in the area subject to amenity concerns. However there are still concerns over the design and its impact on the character of the mews and conservation area.
- 3.1.13. The proposed use of a pyramidal roof would be a dominant and visible feature in the streetscape. This would be seen publicly within the mews causing a higher impact. Whilst roof extensions are present in the mews, they appear subservient in character and typically

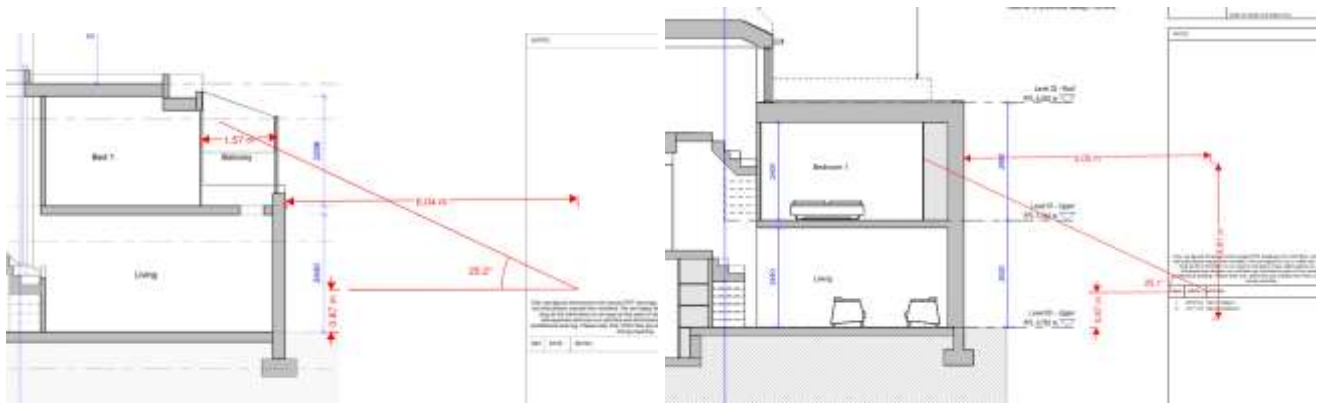
terminating the building in a more simplistic manner. The proposed roof extension is more expressive in form and contains a triangular hipped roof which appears at odds with overall mews character. This clear break from the established pattern of development (where upwards extensions that do exist in the context have flat or shallow gabled roof forms) does not align with the subordinate Mews character, and would not preserve the mid-century typology. Whilst the mews character can be varied, which the Council supports, this design provides little coherence and fails to be sympathetic to this mews character.

- 3.1.14. The rear extension proposes to extend to the rear boundary, infilling the balcony on the first floor and therefore increasing the height to the rear. Overall this extension only slightly increases the scale of the rear part of the building and maintains its form, and design meaning, in terms of design this element is acceptable.
- 3.1.15. There is a clear divulgence from traditional materials within the mews proposing coloured cement, terracotta cladding and brick. Whilst the preference from the Council would be to use timber, metal and brick, officers accept this is apparent elsewhere in the mews and can provide a quality finish. The use of obscure glazing to the front however is not supported as it is unsympathetic and incongruous in a visible location
- 3.1.16. Overall, demolition of the positively contributing dwelling is not supported, and the design of the reconstructed building would not adequately preserve the character and appearance of the mews and conservation area. It would be expected that any development would retain the dwelling's boundary wall and planter, setback position, stepped façade, and that the form and all existing joinery, materials and contributing architectural features be retained and repaired, or replaced like-for-like.
- 3.1.17. The Council has identified less than substantial harm in relation to the substantial demolition of the positive contributing building in a conservation area and the extensions at the front and roof level in terms of scale, bulk and design. As per paragraph 214 of the NPPF listed above the harm should be balanced against the public benefits of the scheme however in this case there are very limited public benefits due the nature of the works extending a single house. Therefore there is insufficient public benefit to overcome the harm identified as these changes will ultimately mainly benefit the occupants and not the public.
- 3.1.18. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 3.1.19. As such, the proposal fails to accord with policies D1 and D2 of the Camden Local Plan or the NPPF 2024.

Amenity

- 3.2.1. Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook and implications on daylight and sunlight. Policy A4 aims to protect the amenity of neighbouring occupiers with regards to noise and vibration. This is supported by the CPG Amenity.
- 3.2.2. In terms of daylight/sunlight, the mews contains close relationships which rely on lower daylight/sunlight scores and ultimately remains part of its character. However it is clear that the only property affected is 12 North Villas to the rear. From measuring the floor plans the rear elevation it is approximately 6.0m away. The rear extension increases the height at the boundary by roughly 0.8m and increases the depth of the extension by 1.6m meaning the overall height and depth has increased in this location. In terms of daylight/sunlight no

assessment has been provided to support the scheme. Therefore the Council has conducted its own using the scaled drawings provided. As you can see below a 25 degree line is measured in the same position on the existing and proposed sections from where the rear windows of 12 North Villas are located. As stated, due to the close relationships the windows to the rear of 12 North Villas already fail the 25 degree line. There is also a photo of the existing situation showing the enclosed balcony and relative height.



Existing and proposed sections



Aerial image of the rear of the site

- 3.2.3. This indicates that there will be a slight increase in height and a small increase in terms of impact to the daylight/sunlight scores. However the increase is small and is not considered to harmfully compound the relationship that exists currently. Overall, whilst no daylight/sunlight assessment has been submitted, the Council asserts that the impact is of an acceptable level.
- 3.2.4. In terms of the neighbours at no. 74, objections have raised concerns over the impact of the infilling of this rear balcony area in relation to daylight/sunlight however due to the location and relatively small increase in depth of the extension along the boundary this is not considered to cause a harmful impact to this neighbour.
- 3.2.5. In terms of outlook, the front and roof extension are set away and positioned so their impact on outlook is not harmful and would be acceptable. Due to the relatively small increase in height to the rear the issue of outlook is not significant or harmful with the extension not contributing to a harmful increase in enclosure.
- 3.2.6. In terms of overlooking and privacy, whilst there are new terraces being proposed to the front and roof extension with increased glazing, there is an existing general sense of overlooking in the mews and it is considered that these elements will not increase this to a

harmful degree. One objection referenced the impact of the proposed front balcony on 72 Camden Mews however a privacy screen is proposed and therefore sufficiently mitigates this issue.

- 3.2.7. The application also includes an Air Source Heat Pump (ASHP) as part of the proposals. In consultation with the Council's Environmental Health team, insufficient technical information has been provided assessing the potential noise impact from the proposed ASHP on sensitive receptors.
- 3.2.8. The applicant is required to submit a full noise assessment (*not an MCS assessment or just manufacturers information as these assessments do not fully cover environmental health requirements*) to demonstrate that the site is suitable for noise emissions from the proposed Air Source Heat Pump. If the noise assessment indicates that noise will impact sensitive receptors and the local amenity, then a detailed scheme of noise mitigation measures should be submitted to and approved in writing by the local planning authority. However this has not been provided and therefore the Council has insufficient information to ensure the noise is at acceptable levels.
- 3.2.9. Overall the proposal fails to comply with A1 and A4 of the 2017 Camden Local Plan and Amenity CPG

Transport

- 3.2.10. Given the level of excavation and construction proposed in this tight mews street which is a predominantly residential area, the council would have secured a Construction Management Plan and associated Implementation Support Contribution of £4,194 and Impact Bond of £8,000 by means of the Section 106 Agreement. Because the application is being refused, this will be listed as a reason for refusal due to the failure to enter into a s106 agreement.
- 3.2.11. Therefore the proposal fails to comply with contrary to policies A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.

Energy and Sustainability

- 3.2.12. Local Plan policy CC1 requires all developments to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage. Policies CC2 and CC3 are also relevant with regards to sustainability and climate change. This echoes the commitment to a low carbon future set out in the NPPF para 161.
- 3.2.13. Policy CC1 of the Camden Local Plan promotes zero carbon development and requires the steps in the energy hierarchy to be followed. It also requires all proposals involving substantial demolition to demonstrate that it is not possible to retain or improve the existing building and expects all development to optimise resource efficiency. Policy CC2 ensures development will be resilient to climate change, including measures to reduce the impact of urban and dwelling overheating, including the application of the cooling hierarchy, and encourages the incorporation of green roofs. Active cooling will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all the measures in the cooling hierarchy have been followed.
- 3.2.14. Whilst the proposal does not specifically indicate the level of demolition, it is clear from the floorplans that most, if not all of the building will be removed resulting in substantial demolition. It is difficult to accept how the various extensions and new façade treatment could be achieved without significant intervention and removal of the existing fabric.

Therefore, as per the policy above, there needs to be clear justification in order for the Council to accept this amount of demolition. Camden Planning Guidance on Energy and Efficiency suggests a condition and feasibility study of the existing building outlining the condition of the existing structure should be provided. There should be exploration of development options: renovation and extension; refurbishment, and new framed construction. Considering reuse, retrofit, partial retention and refurbishment, and partial disassembly are important steps to consider and echoed in the London Planning Guidance for Circular Economy. The applicant has not provided any supporting evidence or justification in terms of demolition works or the condition of the building in line with the information above.

3.2.15. Without a detailed and complete condition and feasibility study it is difficult to ascertain whether the existing condition of the building would allow it to be retained, improved and/or extended, or a replacement and largely rebuilt building being the most feasible option. This is crucial in ensuring the efficient use of resources, and in minimising the release of embodied carbon in order to move to a low carbon future. This hierarchy and decision flow is set out within the London Plan Circular Economy guidance – and summarised in Figure 4 of the guidance. Overall, there is no evidence to support an assertion that this building cannot be retained and improved like other homes of its age. Given this, officers consider a case for demolition has not been demonstrated to the Council's satisfaction and therefore would not support the level of demolition proposed for the existing dwelling.

3.2.16. As a result, there is insufficient information to support the demolition of the existing building justification for the demolition of the existing building, contrary to Local Plan policy CC1 and London Plan policy SI7.

Biodiversity

3.2.17. In February 2024, Biodiversity Net Gain (BNG) became mandatory for all developments in England under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). This requires a net gain of 10%. There are however exemptions for this requirement, and Householder applications are included within the list of exemptions. As such, this application is exempt.

4. RECOMMENDATION

4.1. Refuse Planning Permission for the following reasons:

4.1.1. The proposed development, by virtue of the substantial demolition of the existing positively contributing building as well as the absence of demolition plans, the unsympathetic and incongruous front extension and overly prominent roof addition, would be harmful to the character and appearance of the Camden Square Conservation Area and the wider streetscape. It would therefore be contrary to policies D1 (design) and D2 (heritage) of the Camden Local Plan 2017.

4.1.2. The proposed development, through insufficient evidence to justify the demolition of the existing building, would result in an unsustainable development that fails to contribute to a low carbon future through efficient use of resources, contrary to policy CC1 (climate change mitigation) of the Camden Local Plan 2017, policy SI7 of the London Plan 2021, and the NPPF 2024.

4.1.3. In the absence of an adequate noise impact assessment, the applicant has failed to demonstrate that the scheme would not result in unacceptable noise and vibration levels that would be detrimental to the amenity of neighbouring occupiers, contrary to policy A1

(mitigating the impacts of development) and A4 (Noise and vibration) of the London Borough of Camden Local Plan 2017.

4.1.4. The proposed development, in the absence of a legal agreement securing a Construction Management Plan (CMP), associated contributions to support the implementation of the CMP, and an impact bond, would be likely to give rise to conflicts with other road users and be detrimental to the amenities of the area generally, contrary to policies A1 (Managing the impact of development), T4 (Sustainable movement of goods and materials) and DM1 (Delivery and monitoring) of the Camden Local Plan 2017.