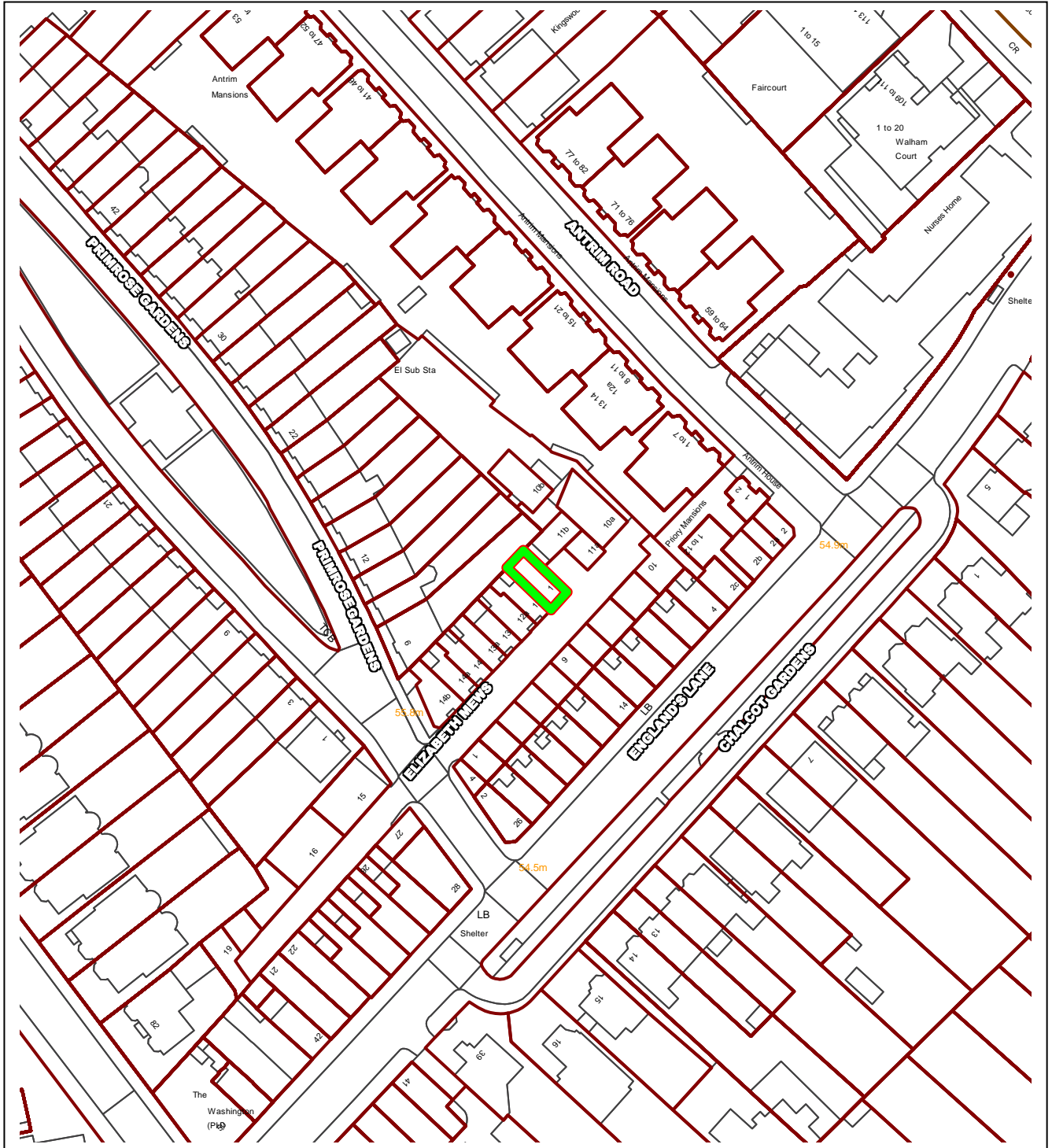


# 2024/5719/P

## 11 Elizabeth Mews



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**2024/5719/P**  
11 Elizabeth Mews

Photos and Plans



*Fig 1. Aerial view of 11 Elizabeth Mews (red) and neighbouring no.11a (blue) with extension.*



*Fig 2. Existing front elevation.*

**2024/5719/P**  
11 Elizabeth Mews

Photos and Plans



*Fig 3. Subject site (left) and neighbouring no.11a with roof extension (red arrow)*

**2024/5719/P**  
11 Elizabeth Mews

Photos and Plans



Fig 4. Existing front and side elevations and second-floor plan.

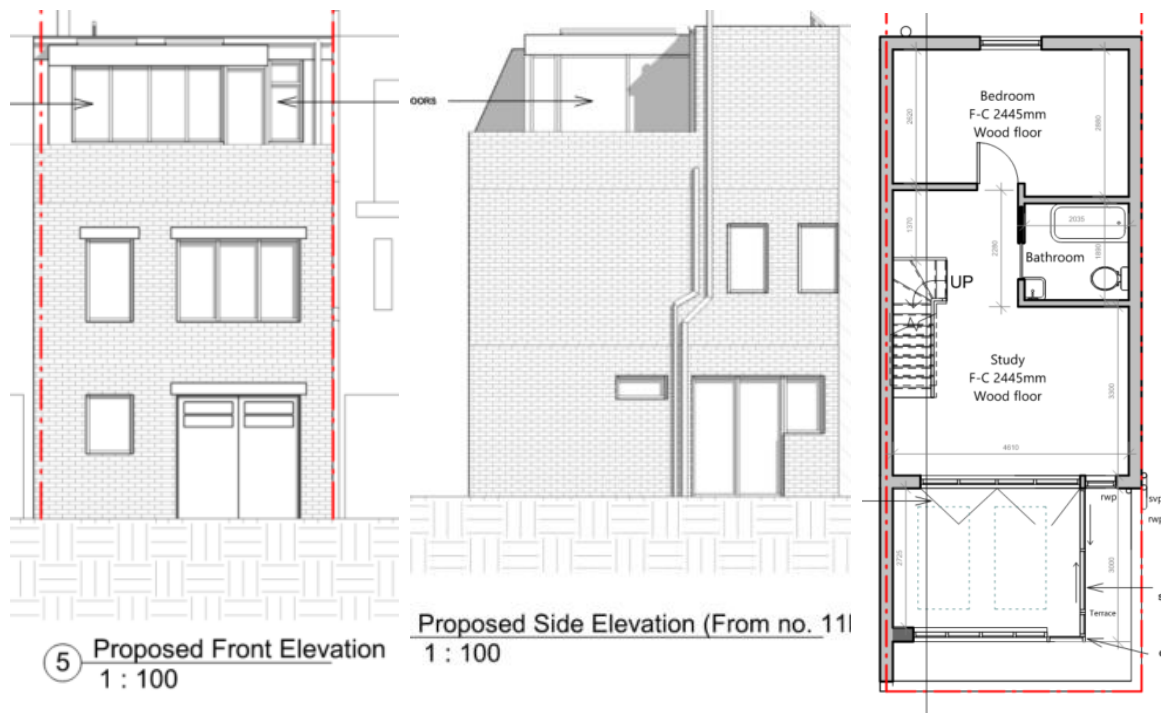


Fig 5. Proposed front and side elevations and second-floor plan.

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>14/02/2025</b>	
(Members Briefing)		N/A / attached		<b>Consultation Expiry Date:</b>		26/01/2025	
<b>Officer</b>				<b>Application Number(s)</b>			
Daren Zuk				2024/5719/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
11 Elizabeth Mews London NW3 4TL				See draft decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of single-storey extension to front roof terrace at second floor level.							
<b>Recommendation(s):</b>		Grant conditional planning permission					
<b>Application Type:</b>		Householder Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Site Notice: displayed 24/12/2024, expired 26/01/2025 Press Notice: published 02/01/2025, expired 26/01/2025  No responses were received following statutory consultation.					
<b>Belsize CAAC</b>		The Belsize CAAC was consulted and provided the following comments objecting to the proposal: <ul style="list-style-type: none"> <li>• Design, Access and Heritage Statement are required in the usual way</li> <li>• A section showing the properties on the other side of Elizabeth Mews is required to be able to assess their relationship</li> <li>• The proposed extension will be prominent on the end of this terrace</li> <li>• The large areas of glass could lead to light pollution</li> </ul>					

	<p><i>Officer Response:</i></p> <ul style="list-style-type: none"> <li>• <i>Although a Design &amp; Access and Heritage Statement was not submitted, Officers are still able to assess the impact of the proposals on the wider Conservation Area.</i></li> <li>• <i>Section drawings were submitted and were considered sufficient to determine the application. A site visit conducted by the Officer confirmed the relationship between the subject site and neighbouring dwellings.</i></li> <li>• <i>The design of the extension and impact on the host building and wider terrace is discussed in Section 3.</i></li> <li>• <i>Impacts on neighbouring amenity are discussed in Section 4.</i></li> </ul>
<p><b>The Belsize Society</b></p>	<p>A letter of objection was received on behalf of The Belsize Society. Their objection comments can be summarised as follows:</p> <ul style="list-style-type: none"> <li>• A Design and Heritage Statement is expected but not provided.</li> <li>• No assessment or drawings or mention of any relationship to neighbouring buildings, overlooking, loss of light, materials, or any other significant factors enabling a decision to be made.</li> </ul> <p><i>Officer's Response:</i></p> <ul style="list-style-type: none"> <li>• <i>Although a Design &amp; Access and Heritage Statement was not submitted, Officers are still able to assess the impact of the proposals on the wider Conservation Area.</i></li> <li>• <i>Section drawings were submitted and were considered sufficient to determine the application. A site visit conducted by the Officer confirmed the relationship between the subject site and neighbouring dwellings.</i></li> <li>• <i>The design of the extension and impact on the host building and wider terrace is discussed in Section 3 below.</i></li> <li>• <i>Impacts on neighbouring amenity are discussed in Section 4.</i></li> </ul>

**Site Description**

The application site is located on the north side of Elizabeth Mews, east of the junction with Primrose Gardens. It comprises a three-storey historic terraced mews building in use as a single dwelling. The surrounding area is characterised by mews dwellings of a similar style and character. The site is not statutorily or locally listed but located within the Belsize Conservation Area and is not a positive contributor.

**Relevant History**

**2021/4912/P** – *Erection of a front glazed roof extension.* **Grant 09/03/2022** (not implemented)

**2022/3460** – *Variation of Condition 3 (Approved Plans) of planning permission ref 2021/4912/P dated 09/03/2022 for 'Erection of a front glazed roof extension ' namely to change the roof profile.* **Granted 23/11/2022** (not implemented)

## Relevant Policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Amenity
- D1 Design
- D2 Heritage

### Camden Planning Guidance (2021)

- CPG (Amenity)
- CPG (Design)
- CPG (Home Improvements)

### Belsize Conservation Area Appraisal and Management Strategy (2003)

## Assessment

### 1. Proposal & Background

- 1.1. Planning permission is sought for erection of a single-storey extension to the second-floor level front terrace, which would set back from the existing parapet and set down from the main roof. The extension would feature glazing along both elevations, with the lower panels finished in aluminium cladding.
- 1.2. It is noted that planning consent was given in 2022 for a similar style single-storey roof extension in the same location at the property under ref. 2021/4912/P. The proposed extension under the current application is also of a similar size, although it is slightly taller and features a flat roof.

### 2. Planning Considerations

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

### 3. Design and Conservation

- 3.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation.

- 3.2. The proposed extension would mirror and be similar in size and scale to the neighbouring property at no.11a and would not extend further than neighbouring roof extensions along Elizabeth Mews. The size and scale of the extension would be subordinate to the host building and would not cause any detriment to its character or setting. Further, the extension would be subject to limited views from the public realm given its siting and set back behind the existing parapet wall. The resulting roof terrace space would be retained as outdoor amenity space.
- 3.3. The extension features aluminium framed glazing along the south and east elevations, with aluminium cladding on the lower portion. The result is a modern and legible extension that compliments the relatively simple and utilitarian design of the host building. It is noted that within Elizabeth Mews there are a variety of fenestration materials, roof extension designs, and levels of glazing at roof level. Therefore, the proposed design and materials are not uncharacteristic of the mews and would not detract from the overall character or setting of this part of the Belsize Conservation Area.
- 3.4. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Belsize Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.5. Considering the previous permission already granted permission on site and the acceptable design in relation to the minimal impact on the Conservation Area, the proposal is considered to comply with policies D1 and D2 of the 2017 Local Plan.

#### **4. Amenity**

- 4.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 4.2. The proposed extension is screened by the existing parapet wall shared with neighbouring no.12 to the west, thus will not have any amenity impact with regards to loss of light, outlook, or privacy. Given the relatively small scale of the extension, the proposed levels of glazing are not anticipated to give rise to unacceptable levels of light spill. The existing second-floor roof terrace would be reduced by the proposed extension; therefore, it is not considered to result in additional overlooking or privacy impacts to neighbouring occupiers.
- 4.3. A condition is also placed on the application restricting the use of the flat roof as a private amenity space to further mitigate any privacy/overlooking concerns.
- 4.4. Overall, given the size and nature of the proposed extension, it is unlikely that the proposals will result in any impact to the amenity of neighbouring occupiers with regards to loss of light, outlook, or privacy. The impact is acceptable and therefore complies with policy A1 of the 2017 Local Plan



## **5. Conclusion and Recommendation**

- 5.1. As such, the proposed development is in general accordance with policies A1, D1, and D2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2024.
- 5.2. It is recommended the application be granted conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 10<sup>th</sup> February 2025 nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2024/5719/P  
Contact: Daren Zuk  
Tel: 020 7974 3368  
Email: Daren.Zuk@camden.gov.uk  
Date: 31 January 2025

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Go Plans  
20-22 Wenlock Road  
London  
N1 7GU

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## Householder Application Granted

Address:  
**11 Elizabeth Mews**  
**London**  
**NW3 4TL**

# DECISION

Proposal: Erection of single-storey extension to front roof terrace at second floor level.

Drawing Nos: A01, A001 - 2D, PL-01

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:

A01, A001 - 2D, PL-01

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 The flat roof of the single-storey front roof extension approved under 2024/5719/P shall not be used as a roof terrace, sitting out area or other amenity space and only be accessed for maintenance purposes.

Reason: To protect the amenity of adjoining occupiers and the area in accordance with policies A1 and D1 and D2 of the Camden Local Plan 2017

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 3 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 4 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at [www.camden.gov.uk](http://www.camden.gov.uk)) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

5 Biodiversity Net Gain (BNG) Informative (1/2):

The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 (“1990 Act”) is that planning permission granted in England is subject to the condition (“the biodiversity gain condition”) that development may not begin unless:

- (a) a Biodiversity Gain Plan has been submitted to the planning authority, and
- (b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.

Based on the information provided, this will not require the approval of a BGP before development is begun because it is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).

++ Summary of transitional arrangements and exemptions for biodiversity gain condition

The following are provided for information and may not apply to this permission:

1. The planning application was made before 12 February 2024.
2. The planning permission is retrospective.
3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024.
4. The permission is exempt because of one or more of the reasons below:
  - It is not “major development” and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024.
  - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat).
  - The application is a Householder Application.
  - It is for development of a “Biodiversity Gain Site”.
  - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding).
  - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2).

6 Biodiversity Net Gain (BNG) Informative (2/2):

+ Irreplaceable habitat:

If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.

++ The effect of section 73(2D) of the Town and Country Planning Act 1990  
If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission (“the earlier BGP”), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.

++ Phased development

In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer