

London Borough of Camden

Design & Access and Heritage Statement

Applicant: Erin Lytwyn

Proposal: Rear dormer and associated alterations

Location: 23 St Paul's Mews, NW1 9TZ

1.0 Introduction

RB12 has prepared this Design & Access and Heritage Statement on behalf of the applicant Erin Lytwyn. It has been produced to support a planning application for a proposed development at 23 St Paul's Mews. The purpose of this document is to ensure that the Local Planning Authority, Camden Council, has a proper understanding of the proposal.

2.0 Location and Context

23 St Paul's Mews is a four-bedroom terraced house. The property is located within the Camden Square Conservation Area. The property is not listed.

A number of neighbouring properties within the Camden Square Conservation Area have constructed loft extensions. Some examples of approvals are included later in this document. The applicant seeks to create a loft extension to create more space within the property. The extension will not be visible from the public realm.

3.0 The Proposal

The proposal seeks consent for a loft main dormer. The extension will provide an additional bedroom and ensuite. Additional daylight will be achieved through introducing rooflights positioned on the dormer and main roof.

The design considers the Core Strategy and will also contribute positively to the area whilst preserving the building's characteristic typology.

4.0 Design and Conservation

Careful consideration has been given to the location of the extension and the impact the development will have on the surrounding Camden Square Conservation Area. This

has been a driving force throughout the design process to ensure high-quality architectural design which blends harmoniously with its surroundings.

With regards to materials, the dormer will be constructed using clay tiles to match the existing roof. The flat roof will be made from fibreglass. The windows will be made from white uPVC to match the existing windows. The proposed rooflights will be conservation style.

5.0 Access

No alterations to the existing access.

6.0 Landscaping

No alterations to existing landscaping.

7.0 Previous Applications

- 22 St Paul's Mews, NW1 9TZ
Erection of dormer to the rear of the existing dwelling house and two conservation-style roof lights to the front of the existing dwelling house (Class C3)
Ref: 2016/6773/P
- 19 St Paul's Mews, NW1 9TZ
Erection of dormer to the rear of the existing dwelling house and two conservation-style roof lights to the front of the existing dwelling house (Class C3)
Ref: 2020/2252/P
- 3 St Paul's Mews, NW1 9TZ
Creation of dormer to the rear of the existing dwelling house and the installation of two roof-lights to the front elevation (C3)
Ref: 2016/4210/P
- 29 St Paul's Mews, NW1 9TZ
Variation of condition 3 (approved plans) of planning permission 2015/0007/P dated 12/06/2015 (for a rear dormer, front and rear rooflights, new doors) namely to allow a wider rear dormer, revised rear rooflight positions, an additional front rooflight and revised rear door design
Ref: 2015/4418/P

8.0 Heritage Statement

The primary focus of the design process has been to ensure that the proposal will have a positive impact on the surrounding area. The proposal will not impact on the scale, proportions, height, massing, historic building lines, the pattern of historic development, design, detailing, and materials of the existing building and local area. Overall, its effect on the host property and the surrounding conservation area will be minimal and will not detract in any way from the general context of the conservation area. We would therefore be grateful for approval.

The aim is to create a property with a desirable living environment whilst being an attractive, well-constructed piece of architecture in this protected area of London.

Please contact us if you have any queries or require any further information.

RB12