

# 2024/2988/P

## 27 Elizabeth Mews



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2024/2988/P

27 Elizabeth Mews  
Photos and Plans

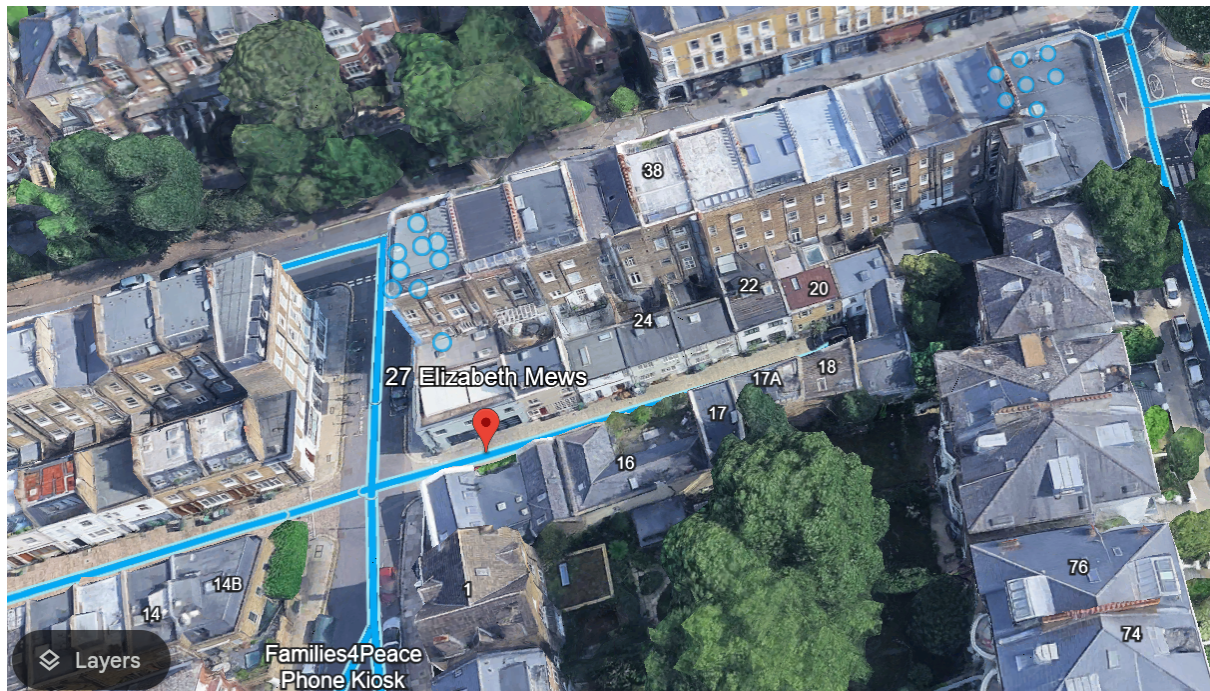


Image1. Aerial view of the property



Image 2. Sowing the site in context with its neighbours



**2024/2988/P**

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Image 3. Showing the site looking south along Primrose Gardens



Image 4. Showing the mansard roof extension opposite side of the Street at no's 17 &17A

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Image 5 Showing the Terrace on the opposite side of the street at no, 17A Elizabeth Mews

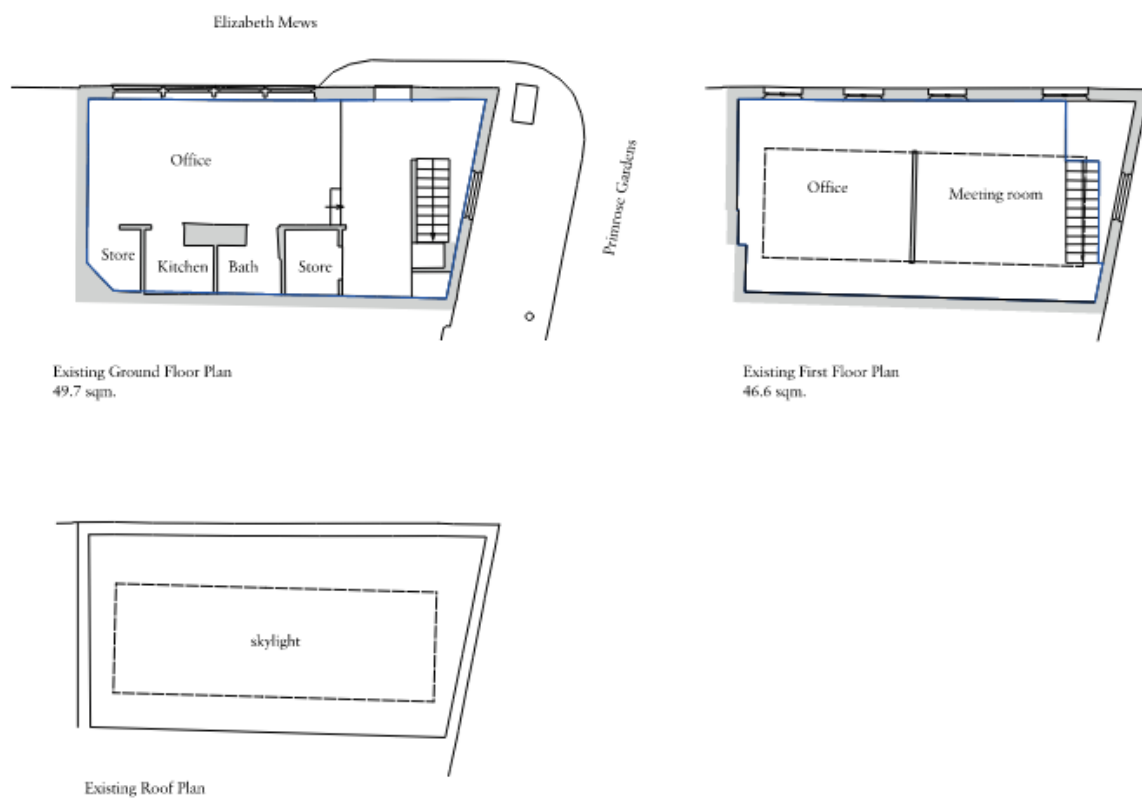
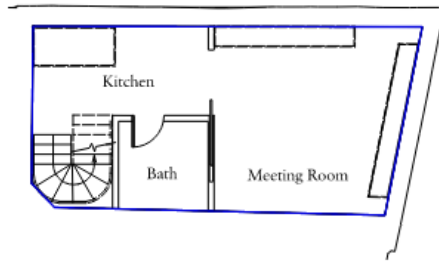


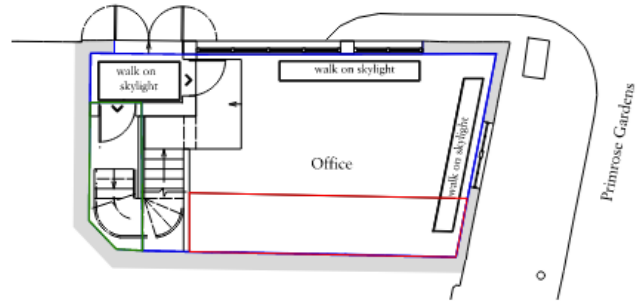
Image 6. Existing Drawing

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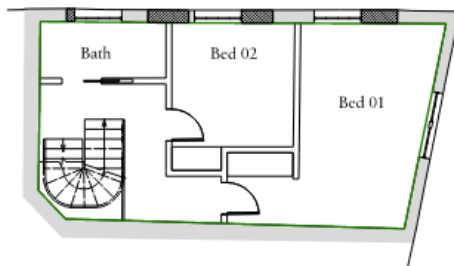


Proposed Office Basement Plan  
44.4 sqm.

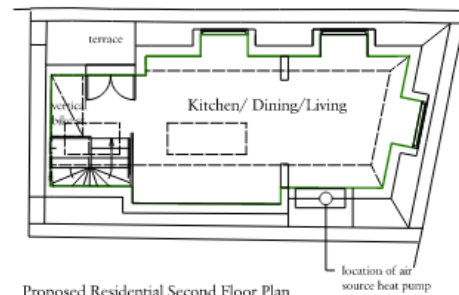


Proposed Office Ground Floor Plan  
45.1 sqm.

Proposed Residential Ground Floor Plan  
4.8 sqm.

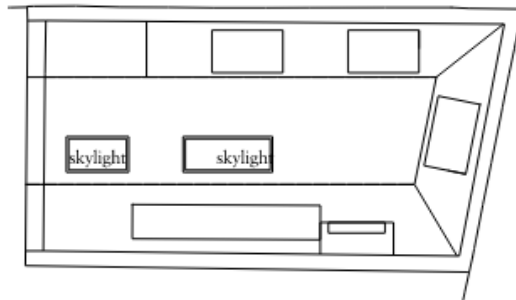


Proposed Residential First Floor Plan  
50.1 sqm.



Proposed Residential Second Floor Plan  
31.8 sqm.

Image 7. Proposed plans



Proposed Roof Plan

Image 8. Proposed roof plan

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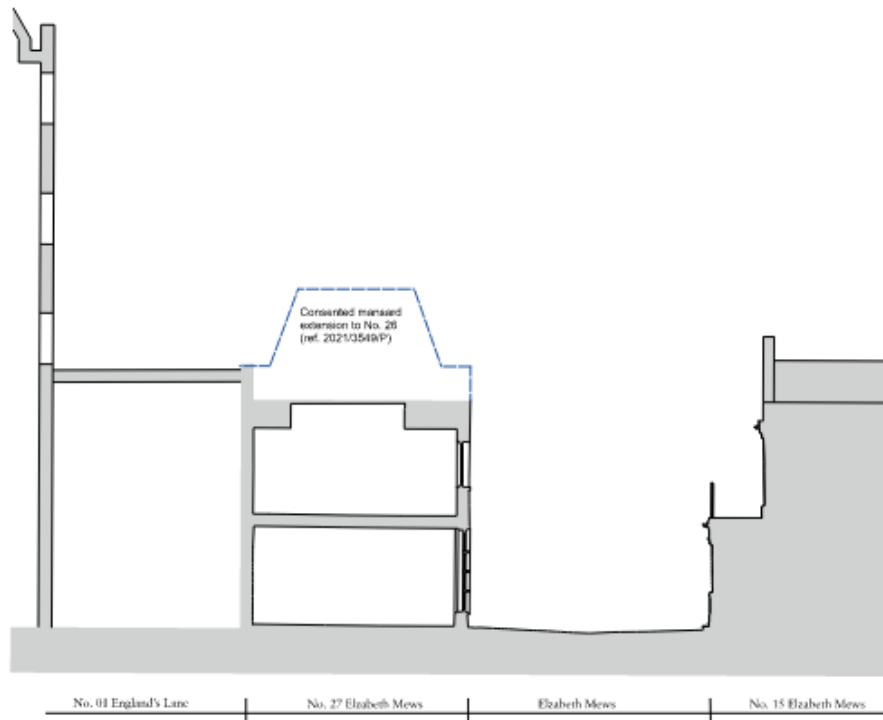


Image 9. Existing section

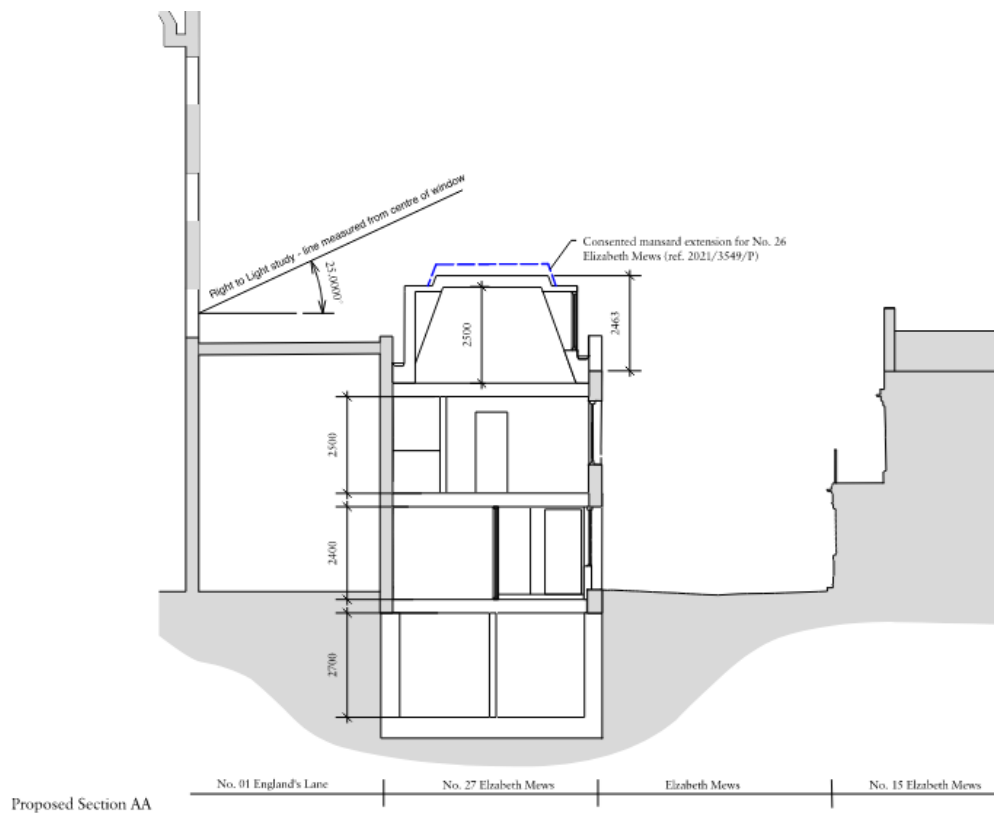


Image 10. Proposed section drawing



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Image 11. Existing front elevation



Image 12. Proposed front elevation

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Existing Elevation NE

Image 13. Existing elevation drawing



Image 14. Proposed elevation drawing



<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>12/09/2024</b>
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>	<b>23/03/2025</b>
<b>Officer</b>			<b>Application Number(s)</b>		
Obote Hope			2024/2988/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
27 Elizabeth Mews London NW3 4UH					
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Excavation for a new basement extension for new office space at basement and ground floor levels, erection of a mansard roof extension with a terrace to the front elevation, including the installation of a ASHP to the rear all associated with the change of use of the first floor from office accommodation to 1 x self-contained flat at first and second floor level.					
<b>Recommendation(s):</b>		<b>Granted Subject to a Section 106 Legal Agreement</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	10	No. of objections	10
			No. Electronic	10		

**Summary of  
consultation  
responses:**

Site notices: displayed 22/08/2024 – expiry 15/09/2024  
Press notice: published 21/08/2024 – expiry 14/09/2024

The application was reconsulted and the site notice was re-displayed from 21/02/2025 – expiring on the 17/03/2025

The press notice was re-published on 27/02/2025 – expiring on 23/03/2025

Following re-consultation, further objections were received that related largely to roof terrace to the front elevation.

9 objections were received from neighbouring occupiers including no's 10A; 15A; 17A; 19 Elizabeth Mews; 18 Blackthorn Walk, Bristol; 33 Ainger Road, London and another unsolicited email). Objections raised on grounds of:

1. The design of the mansard roof extension would be harmful to character and appearance of conservation area;
2. The proposal does not consider how this will impact on light, the microclimate, visual privacy, overshadowing and congestion as a resident;
3. The needs of the development do not balance the needs of the community;
4. Loss of light/outlook to properties at the rear no 15 England's Lane;
5. Loss of privacy;
6. Lack of consultation on planning permission 2021/3549/P for similar proposal at 26 Elizabeth Mews
7. Loss of light to bedroom/balcony and common areas of Flats 1 and 3 25A Elizabeth Mews and to 32 England's Lane
8. Impact on access between 25 and 26 Elizabeth Mews
9. Impact on party wall with 25A Elizabeth Mews
10. History or refusals of planning applications for similar proposals (2011/0189/P at 19 Elizabeth Mews, 2005/3042/P at 17A Elizabeth Mews, 2004/4898/P at 14B Elizabeth Mews)
11. Impacts on safety and accessibility of the mews highway during construction
12. Potential flooding, inadequate drainage/sewerage
13. Impact on light on basement at 32 England's Lane
14. There are no approved terrace on Elizabeth Mews
15. The proposed terrace would have an impact with noise pollution and loss of privacy

Officers' comments are as follows:

1. Please refer to "Design" in section 5 below;
2. Please refer to "Sustainability and Biodiversity" below in section 12;
3. Please refer to "Quality of Accommodation" below in section 6;
4. Please refer to "Residential Amenity" below in section 8;
5. Please refer to "Residential Amenity" below in section 8; The proposed planning application was consulted in accordance with Statement of Community Involvement 2024. The statutory requirement requires that (Site notices and a Press Advertisement) are undertaken and this application resulted in a site notice being displayed 22/08/2024 – expiry 15/09/2024 and a press notice, published 21/08/2024 – expiry 14/09/2024 it should also be noted that the application was re-advertised on when a 27/02/2025 – expiring on 23/03/2025 and a site notice was re-displayed on 27/02/2025 –

	<p>23/03/2025. The re-consultation process would trigger the reissuing of e-alerts (meaning that anyone who previously commented would be notified directly).</p> <ol style="list-style-type: none"> <li>Please refer to “Residential Amenity” below in section 8;</li> <li>The proposal would not have any material impact with access between 25 and 26 Elizabeth Mews;</li> <li>An informative is attached to the decision regarding to party wall agreement which is not material planning consideration;</li> <li>Please refer to “Design” in section 5 below;</li> <li>Please refer to “Transport” in section 9 below;</li> <li>Please refer to “Basement and Flooding” in sections in 10 and 11 below;</li> <li>The proposal would not have any material impact on the basement of no 32 England’s Lane given the property is “two doors down” and is located on the opposite street.</li> <li>Please see “Design” below in section 5;</li> <li>Please refer to “Residential Amenity” below in section 8;</li> <li>Please refer to “Residential Amenity” below in section</li> </ol>
<p><b>CAAC/Local groups* comments:</b> *Please Specify</p>	<p><b>Belsize CAAC objected on the following grounds:</b></p> <ol style="list-style-type: none"> <li>An existing and proposed section is essential to assess the impact on the buildings on both sides of the Mews and the same situation exists in relation to this application. An existing and proposed section is essential to assess the impact on the buildings on both sides of the Mews;</li> <li>The dimensions of the air source heat pump and enclosure proposed on the roof should be added to the plan and elevation drawings;</li> </ol> <p><b>Officer response:</b></p> <ol style="list-style-type: none"> <li>As submitted the drawings are sufficient to determine the planning application, and;</li> <li>Please refer to “Design” in section 5.9.2 below.</li> </ol>

## Site Description

The site comprises a two-storey corner office building (Class E) located at the junction with Primrose Hill Gardens and form part of the Mews Street located to the rear of England’s Lane. The Mews runs south-west to north-east and 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.

The eight terraced mews houses, within which the application site sits, abut the rear boundaries of a terrace of 4/5 storey terraced buildings on England’s Lane. All eight of the houses in the group are two-storeys in height and flat roofed. Two properties, nos. 26 and 27 Elizabeth Mews, both have planning permission for mansard roof extensions – see ‘Planning History’ below.

There are seven dwellings on the other (northwest) side of this part of Elizabeth Mews and these are a mixture of two storeys, part single storey/part two storeys and three storeys in height. The two three-storey houses on the northwest side of the mews feature mansard roofs. Eight of the two storey mews houses which back onto England’s Lane in the other part of Elizabeth Mews have mansard roofs, such as that proposed in the current application.

The site lies in the Belsize Conservation Area and is not immediately adjacent to any Listed buildings. Nos. 15 to 19 on the other side of the Mews are noted as being positive contributors in the Belsize Conservation Area Appraisal and Management Statement. However, the application site, and those on the southeast side of the Mews are not noted as being positive contributors to the wider Conservation Area.



## Relevant History

### Host Building

**G9/22/5/18302** – Planning permission for the change of use of 27 Elizabeth Mews, NW3 to office/storage use including internal and external alterations. **Granted 17/04/1974**

**8401709** – Use of the ground and first floor as offices. **Granted 21/01/1985**

### Other relevant sites

#### **28 England's Lane**

**2012/0842/P** – Planning permission for the change of use of basement and part ground floor to skincare clinic (Class D1), installation of shopfront (Primrose Gardens elevation) with louvre and installation of cellar doors to pavement. **Granted 30/05/2012**

#### **12A Elizabeth Mews**

**2025/0722/P** – Planning permission for the enlargement of existing rooflight to provide roof access; provision of roof terrace and associated balustrades; footprint reduction of existing water tank enclosure. **Granted 15/04/2025**

#### **25 Elizabeth Mews**

**2022/4836/P** – Planning permission for the erection of a mansard roof extension to existing dwelling house. **Granted 28/02/2023.**

#### **26 Elizabeth Mews**

**2021/3549/P** – Erection of mansard roof extension and alterations to front elevation window and door openings. **Granted 11/11/2021**

#### **1 & 2 Elizabeth Mews**

**PWX0202534** – Planning permission for the erection of mansard roof extensions to both properties, to provide additional accommodation for the existing self- contained studio flats on the first floors. **Granted 14/10/2002**

#### **11A Elizabeth Mews**

**9260135** – Conservation area consent for demolition of pitched roof at front of 1st floor level in connection with its reconstruction to be used as a roof terrace. **Granted 11/06/1993**

#### **16 Elizabeth Mews**

**9201187** – Planning permission for the reconstruction of existing flat roof to form roof terrace to dwelling. **Granted 11/06/1993**

## Relevant policies

### National Planning Policy Framework (2024)

### London Plan (2021)

#### Camden Local Plan (2017)

H1 Maximising housing supply  
H4 Maximising the supply of affordable housing  
H6 Housing Choice and Mix  
H7 Large and Small Homes  
E2 Employment premises and sites  
A1 Managing the impact of development  
A4 Noise and vibration  
A5 Basements  
D1 Design  
D2 Heritage  
CC1 Climate change mitigation  
CC2 Adapting to climate change  
CC3 Water and Flooding  
CC4 Air Quality  
CC5 Waste  
T1 Prioritising walking, cycle and public transport  
T2 Parking and car-free development  
T4 Sustainable movement of goods and material  
DM1 Delivery and monitoring

#### Camden Planning Guidance

CPG Design  
CPG Amenity  
CPG Basements  
CPG Developer contributions  
CPG Energy efficiency and adaption  
CPG Housing  
CPG Transport  
CPG Water and flooding

### Belsize Park Conservation Area Statement 2003

Draft Camden Local Plan

A [Submission Draft Camden Local Plan](#) (updated to take account of consultation responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination (following a further period of consultation). The Submission Draft is a significant material consideration in the determination of planning applications but still has limited weight at this stage.

### 1. Proposal

1.1. Planning permission is sought for the erection of a mansard roof extension, a roof terrace to the front elevation with ASHP to the rear, including works associated with the provision of a new self-contained flat following the change of use of the first and part of the ground floor from office (Class E) to residential use (Class C3). Permission is also sought for the excavation for a new basement extension under the building's footprint for reprovision of the commercial use (Class E1) and ancillary façade/fenestration alteration to the front and side elevations.

### 2. Revisions

2.1. During the course of the application revisions to the proposed scheme were requested in order to address concerns raised by officers. The design of the mansard roof extension has been amended to reflect the mansard roof at No.14B Elizabeth Mews.

### 3. Assessment

3.1. The main considerations in relation to this proposal are:

- Land Use
- Design and Heritage
- Quality of Accommodation
- Affordable Housing
- Impact on the amenity of neighbouring occupiers
- Transport
- Basement
- Flooding
- Biodiversity and Sustainability
- Waste
- Heads of Terms

### 4. Land Use

4.1. The host building is currently in use as offices (Class E) at ground and first floor levels. The proposed basement extension allows for the reprovision of the first-floor office floorspace lost due to change of use of a small portion of the ground floor and full first-floor level to residential (Class C3).

4.2. Policy E2 encourages the provision of employment premises in the borough with the aim of protecting these properties which are suitable for continued business use, in particular premises for small businesses and services that provide employment for Camden residents and those that support the functioning of the local economy.

4.3. The proposal includes a partial change of use of the ground and the full change of use of the first-floor from use Class E (offices) to Class C3 (residential). The majority of Class E floorspace will be retained and re-provided in the new basement extension. The existing Gross Internal Area is (GIA) of Class E floorspace is 96.3sqm and the proposed Class E GIA is 89.5sqm which would result in a net loss of 6.8sqm.

4.4. The proposed size of the Class E unit is considered sufficient for its continued commercial use. Thus, the loss of a small part of the ground floor commercial unit to residential use is considered acceptable in meeting the aims of policy E2.

4.5. It should be noted that the provision of housing represents the priority land use of the adopted Local Plan and, in order to meet (and exceed) the objectively assessed needs of the Borough, the Council seeks to maximise the delivery of new housing. This is supported by policies H1 (Maximising housing supply) and G1 (Delivery and location of growth). On this basis, housing is generally supported in principle in what is a predominantly residential environment.

## **5. Design and Heritage**

5.1. Policy D1 of Camden's Local Plan outlines that the Council will require all developments to be of the highest standard of design and will expect developments to consider character, setting, context and the form and scale of neighbouring buildings and the character and proportion of the existing building. In addition, it should integrate well with the surrounding streets and contribute positively to the street frontage. Policy D2 states that Council will only permit development within conservation areas that preserves and enhances the character and appearance of the area. Camden Planning Guidance Design and Home Improvements are also relevant.

5.2. Within the Heritage section of the Council's Planning Guidance SPD it is noted that 'The Council will only permit development within Conservation Areas that preserves and where possible enhances the character and appearance of the area'.

5.3. Guideline BE26 of the Belsize Conservation Area Appraisal states '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, and;
- The roof is prominent, particularly in long views.

5.4. The buildings on the southeastern side of this part of Elizabeth Mews are not noted as being 'positive contributors' in the Belsize Conservation Area Appraisal Statement. The host building together with the other flat-roofed two storey houses on the southeastern side of this part of the Mews is not of special architectural or historic interest.

5.5. Mansard roofs are an established feature of Elizabeth Mews as a whole. Therefore, the principle of a mansard roof extension on the host building is considered acceptable. There are mansard roof extensions on houses on the other side of this section of Elizabeth Mews including the immediately neighbouring house at no.26 Elizabeth Mews, which has planning permission (See 'Planning History') for a mansard roof extension which has been recently implemented. These decisions are material considerations in assessing the current scheme. Furthermore, eight of the two-storey mews houses which back onto England's Lane in the other section of Elizabeth Mews feature mansard roofs.

5.6. The proposed design of the mansard roof has been amended to reflect a more sympathetic design in keeping with the wider area and would be similar in appearance to the mansard roof at no.14B Elizabeth Mews. The proposed mansard roof extension as revised would consist of two dormer windows to the front and another dormer extension to the flank (northeast elevation) a condition would be attached requiring the material[s] of the proposed dormer roof extension to be submitted and approved. The existing building is painted render and the proposed façade treatment would involve the recladding of the front and side of the building in London Stock brick and the introduction of London Stock brick as an alternative to render to the front and side elevation would be an enhancement to façade treatment of the host building and wider conservation area.



- 5.7. A dormer is proposed to the flank (northeast) elevation which would break up the perceived bulk to the flank elevation. The design and appearance of the mansard roof extension (as revised) would be of a modest scale reading as subservient to the host building and would provide some uniformity at roof level along this side of the Elizabeth Mews.
- 5.8. The proposed alterations to the front and side elevations include the installation of new windows on the ground and first floors along the northeast elevation. The proposed Crittall style windows would replicate the rhythm of arches similar to no.15 Elizabeth Mews, with the resulting fenestration positively responding to the street while maximising the easterly light to the basement, ground, and first floors. Alterations to the ground floor front fenestration would re-introduce a garage-style windows and doors and brick banding detail.
- 5.8.A new inset terrace is proposed to the front elevation which would measure approximately 2.2m in width and 1.2m depth. The terrace would be set back from the raised front parapet and partially hidden behind the dormer windows; as a result, the terrace would not be perceptible from street level and would not result in a prominent feature to the front elevation. The proposed terrace would also not be perceptible in long views along Elizabeth Mews or from Primrose Gardens. Thus, the proposed terrace is considered acceptable in design and appearance.
- 5.9. The proposed Air Source Heat Pump would not be visible from public views, as it would be set back from the flat roof of the host building by approximately 2.1m and would be set in from the rear roof edge by 838.00mm, being hidden by the mansard roof form. It would therefore not be visible from the public realm and would not unduly impact the host building or wider Conservation Area.
- 5.10. Overall, the external alterations at front and first floor level, and the erection of a mansard roof extension, is considered acceptable on design and heritage grounds and will not unduly impact the character of the host building nor that of the wider Conservation Area.
- 5.11. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **6. Quality of Accommodation**

- 6.1. Policy G1 of the Camden Local Plan is concerned with making the most efficient use of Camden's land and buildings while also seeking to improve the quality of our environment, protect the amenity of occupiers and neighbours and meet its other planning objectives. It continues to state that it is important that development delivers not only homes, but also employment space.
- 6.2 The support at local policy level for developing housing on underused land reflects a key objective of the NPPF 2024 which is to make effective use of land. Paragraph 125 states that 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 6.3 It is considered that this scheme achieves this goal; the residential accommodation will make the most of Brownfield site. NPPF paragraph 125 continues to state that planning decisions should promote and support the development of under-utilised land and buildings if this would help to meet identified needs for housing.
- 6.4 Policy D1 states that we will require developments to provide an acceptable standard of accommodation in terms of internal arrangements, dwelling and room sizes and amenity.

6.5. The proposed new dwelling would provide a two-bedroom self-contained flat over two floors measuring approximately 86.7sqm, exceeding the nationally described minimum GIA requirement of 73sqm. Approximately 2.4sqm of external outdoor amenity space is provided at roof level. The unit would be dual aspect, facing north and east, and would provide sufficient daylight/sunlight, outlook, and privacy.

## **7. Affordable Housing Contribution**

7.1. The Council will expect a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to residential floorspace of 100sqm GIA or more. The proposal results in an uplift of 86.7sqm GIA of residential floorspace. Thus, the proposal would not trigger an Affordable Housing Contribution in this instance.

## **8. Impact on residential amenity**

8.1. Policy A1 seeks to protect the quality of life of occupiers by only granting permission for development that would not harm their amenity. The main factors which are considered to impact the amenity of neighbouring residents are overlooking, loss of outlook and sense of enclosure, implications on daylight, sunlight, light pollution and noise.

8.2. Due to the size and siting the proposed mansard roof it would not result in any significant loss of light to any habitable rooms within no.28 England's Lane to the rear as the mansard roof would be set in by approximately 5.3m from the first-floor windows of the property. Moreover, the 25-degree line drawn from the centre of the windows shows that the proposal would have no impact on outlook. The garden at the rear of No.28 is infilled with a ground floor extension with rooflights and is in commercial use. A notional 25-degree line drawn from the basement and ground floor windows of no.32 England's Lane (which is approximately 4.6m to the rear) but these floors are understood to be used in commercial use and the proposal should not impact upon the use of these commercial spaces.

8.3. The proposal would not project above a notional 25-degree line drawn from the center of the first floor (or above) windows to the flats in 27 England's Lane and as such, it would not result in any significant loss of light for the occupiers of the flats at this or any neighbouring sites.

8.4. No windows are proposed in the rear of the mansard roof, as such there will be no overlooking of any properties to the rear. The addition of two front facing dormer windows would not result in any more overlooking than the existing condition, given the existing front facing first-floor level windows.

8.5. Given no.15 Elizabeth Mews is located on the north side of Elizabeth Mews it is not considered that the proposed mansard roof extension, due to its location and suitable height, would have any material impact with regards to overshadowing to the garden of no.15 Elizabeth Mews.

8.6. Concerns have been raised by neighbouring objectors and other consultees regarding the impact of the roof terrace on the amenity – specifically overlooking, privacy, and noise – to neighbouring occupiers on Primrose Gardens and Elizabeth Mews.

8.7. The proposed terrace to the front elevation is unlikely to have a detrimental impact to the privacy of neighbouring no.15 Elizabeth Mews. Whilst it is acknowledged that there would be some mutual overlooking, it is considered minor given its relatively small size of the terrace and the separation between the two properties.

8.8. Given the site comprises a single dwellinghouse, the roof terrace is not anticipated to create levels of noise or disturbance uncharacteristic for the immediate residential context, nor above a level that would be to the detriment of neighbouring amenity. Moreover, the size of the proposed terrace makes it unlikely to accommodate large groups of people from gathering at any one time, therefore preventing excessive noise for neighbouring occupiers.

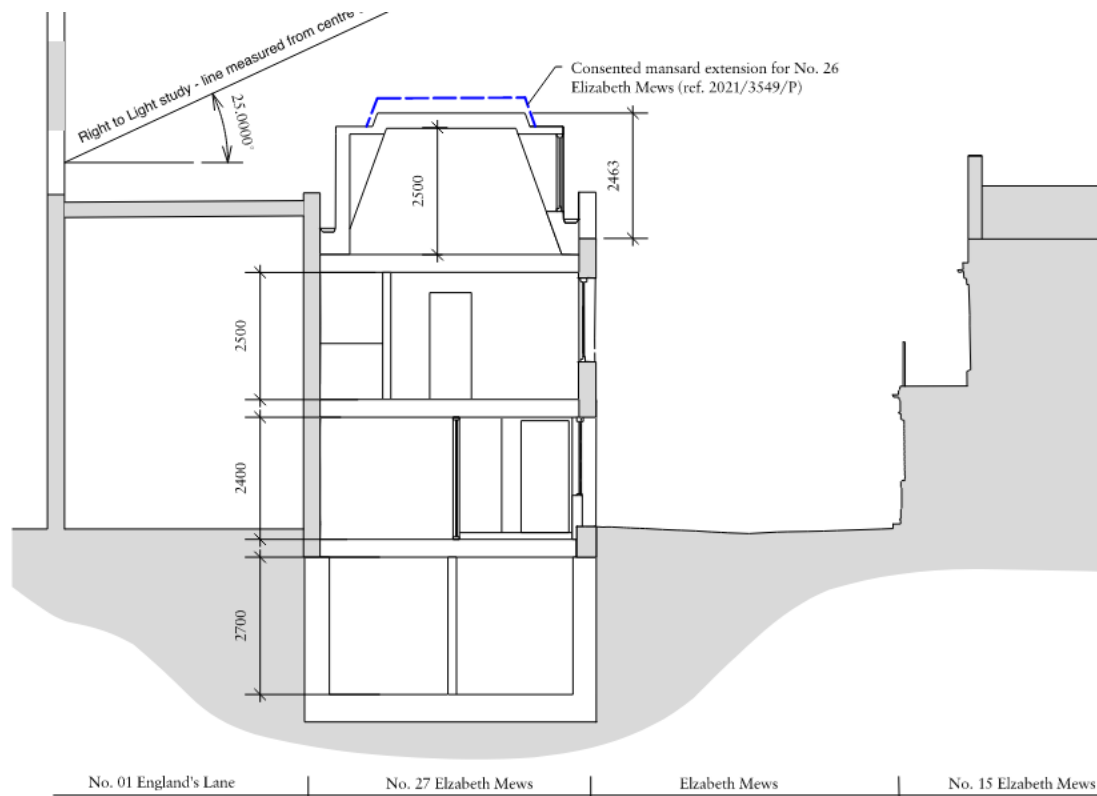
- 8.9. The terrace would be located to the front of the property; therefore, there would be no amenity impact with the properties on England's Lane.
- 8.10. Environmental noise measurements have been undertaken at the site to determine existing noise levels during daytime and night-time periods, and plant noise limits have been established in line with policy A4. A Noise Impact Assessment was submitted indicating that the noise emitted from the ASHP would be within the requirements of policy A4. The proposed rating level requirement is 10 dB below the existing background noise level and the proposal would be acceptable subject to condition. This would ensure that noise from the equipment does not exceed the required levels. The proposed unit would not have an adverse impact on the amenity of neighbouring occupiers in terms of noise.

## **9. Transport**

- 9.1 In accordance with Policy T1, it is expected cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For residential units with 2 or more bedrooms, the requirement is for 2 spaces. Whilst a vertical cycle rack is shown on the proposed second floor plan, this is considered impractical due to its location and the nature of the rack. Given the lack of available space at ground floor level, it is appropriate in this instance to seek a cycle parking contribution of £1,440, to be secured by means of the S.106 agreement.
- 9.2. In accordance with Policies T2, it is expected all developments to be car free. This would prevent the future occupiers of the newly created dwelling from adding to existing on-street parking pressure, traffic congestion and air pollution whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport. The car-free provision would be secured by S.106 agreement.
- 9.3. Given the constrained mews location of the subject site, a full Construction Management Plan would need to be secured by means of the S.106 agreement together with an Implementation Support Contribution of £4,194 and Impact Bond of £8,000.

## **10. Basements**

- 10.1. Policy A5 states that developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area. Furthermore, the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. In determining proposals for basement and other underground development, the Council requires an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment (BIA).
- 10.2. The proposed basement would comprise a single storey, located entirely under the existing footprint of the building. No lightwells or expansion beyond the building footprint is proposed.



*Figure 1: Section showing the area being excavated*

- 10.3. A number of documents were submitted by the applicant in support of the basement proposal, of most relevance is the Basement Impact Assessment (BIA), which has been reviewed by the Council's independent auditor Campbell Reith. Campbell Reith undertook an initial review and requested clarifications, auditing the applicant's submission detailing the potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with Camden's policies and technical procedures. Their final revised report was published on the planning portal in December 2024 confirming the basement proposal is acceptable and compliant with CPG Basements.
- 10.4. Campbell Reith confirmed that the BIA was carried out by individuals with suitable qualifications; the screening and scoping assessments were undertaken in accordance with the Council's CPG Basements; that impacts on adjacent properties would be limited and mitigated as part of design development; impact on groundwater flow would be very low and the development is not anticipated to impact the hydrological environment.
- 10.5. Overall, the basement is in proportion to the host building and sit wholly below the footprint of the existing building. Subject to the attached conditions requiring a qualified engineer to oversee the development and securing compliance with the BIA and audit as well as S.106 agreement securing a CMP, the proposed basement would not cause harm to neighbouring properties, structural, ground, or water conditions of the area, the character and amenity of the area or the architectural character of the host building.

## **11. Flooding**

- 11.1. Campbell Reith's audit accepted the site is at very low risk of flooding. Flood risk mitigation measures are proposed with the impacts from surcharged sewers. They determined the proposed development will not increase the risk of flooding in the surrounding environment.



- 11.2. In line with policy A5, it is accepted that the ground investigation findings suggest that groundwater will not be encountered during the basement foundation excavation and the BIA states any perched water encountered can be controlled using sump pumps. Whilst a movement monitoring strategy during excavation and construction is recommended. It can be confirmed that the BIA complies with the requirements of CPG Basements.

## **12. Biodiversity and Sustainability**

- 12.1. 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.
- 12.2. The building would utilise large north facing windows for solar gain and would be required to limit water consumption of 105 litres per person per day. A condition will require evidence to demonstrate that such water efficiency has been achieved.
- 12.3. Given the nature of the works including retrofitting the building, the erection of a mansard roof, and a new basement extension it is not considered that the proposal would have an impact on microclimate. The proposal 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 energy. A condition has been attached to ensure that the proposed ASHP is not used for cooling.
- 12.4. 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.

## **13. Waste**

- 13.1. Policy CC5 and CPG (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables is provided in all developments.
- 13.2. Waste and recycling storage is provided in the cupboards and utility area and on collection days specific refuse/recycling bags which will be placed on the street at the relevant time. This would be in accordance with Council's current arrangement for waste and recycling collection for flats above shops.

## **14. Section 106 Heads of Terms**

- 14.1 The proposal is subject to the following S.106 agreement obligations, which have been discussed above:
- New dwelling to be secured as car-free
  - Construction Management Plan and implementation support contribution £4,194 and Impact Bond of £8000
  - Provision of two off-site cycle parking spaces £1,440

## **15. Recommendation**

15.1. Grant conditional Planning permission subject to a s106 agreement

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 28<sup>th</sup> April 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: 2024/2988/P  
Contact: Obote Hope  
Tel: 020 7974 2555  
Date: 24 April 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/planning](http://www.camden.gov.uk/planning)

MRPP  
21 Buckingham Street  
London  
WC2N 6EF

Dear Sir/Madam

**DRAFT**  
**FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION**  
Town and Country Planning Act 1990 (as amended)

## **DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT**

Address:  
**27 Elizabeth Mews**  
**London**  
**NW3 4UH**

### **Proposal:**

**DECISION**  
Excavation for a new basement extension for new office space at basement and ground floor levels, erection of a mansard roof extension with a terrace to the front elevation, all associated with the change of use of the first floor from office accommodation to 1 x self-contained flat at first and second floor level

Drawing Nos: PR-100; PR-101; PR-102; PR-103; PR-104; PR-105 REVA; PR-107 REVA; PR-108 REVA; PR-100 REVA; PR-110; PR-111; PR-112; PR-113; Covering letter from Martin Robeson Planning Practice 3177/ES/LT20240716; Design and Access Statement by Charlton Brown Architecture and Interiors dated September 2022; Basement Impact Assessment commissioned by Geotechnical Consultancy dated July 2024; Planning and Heritage Statement by Martin Robeson Planning Practice dated July 2024.

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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:

PR-100; PR-101; PR-102; PR-103; PR-104; PR-105 REVA; PR-107 REVA; PR-108 REVA; PR-100 REVA; PR-110; PR-111; PR-112; PR-113; Covering letter from Martin Robeson Planning Practice 3177/ES/LT20240716; Design and Access Statement by Charlton Brown Architecture and Interiors dated September 2022; Basement Impact Assessment commissioned by Geotechnical Consultancy dated July 2024; Planning and Heritage Statement by Martin Robeson Planning Practice dated July 2024.; Covering letter from Martin Robeson Planning Practice 3177/ES/LT20240716; Design and Access Statement by Charlton Brown Architecture and Interiors dated September 2022; Basement Impact Assessment commissioned by Geotechnical Consultancy dated July 2024; Planning and Heritage Statement by Martin Robeson Planning Practice dated July 2024.

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

- 3 Prior to use, the air source heat pump (ASHP) proposed should not be used for comfort cooling.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external door;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

- 5 The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 6 The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Impact Assessment Basement Impact Assessment Report (BIA) by Geotechnical & Environmental Associates Limited (GEA), ref. J23095, REV. 1, dated 11th July 2024, hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

- 7 The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling/s shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

- 8 The external noise level emitted from the ASHP installation at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound." at the nearest and/or most affected noise sensitive premises, with the unit operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 9 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of 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 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.
- 3 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.

- 4 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.
- 5 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 available this permission will not require the approval of a Biodiversity Gain Plan before development is begun due to the proposal being below the de minimis threshold.

#### ++ 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 + 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.

- 7 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.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2021.

You can find advice about your rights of appeal at:

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

Yours faithfully

Supporting Communities Directorate