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 Our ref: 2024/5041/PRE
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Dear Katrina Galea,

PRE-APPLICATION ADVICE LETTER

2 Eglon Mews, London, NW1 8YS

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £533.50 was received on 16/11/2024.

1. Proposal

Enclose the front car port and installation of new entrance/exit, conversion of the existing garage into a habitable room, demolition of the existing dormer and erection of a new dormer roof extension, construction of a new conservatory and terrace area at roof level, installation of new solar panels to the SW side of the roof and replacement of all the windows to the front and rear elevations.

2. Site Description

This application relates to a two storey plus loft Mews building accessed through a gated entrance from Berkeley Road and is adjoining two other mews dwellings behind the Chalk Farm Baptist Church. The property comprises ground and first floors with dormer roof extension with garage to the front, at roof level the host building consist of an unauthorised roof terrace.

Eglon Mews is the site of various additions and alterations at roof and upper storey levels. The conservation area study for Primrose Hill identify Eglon Mews as contributing to the character of the area. Recent extensive works to number three involved the replacement of the roof with a curved lightweight zinc alternative.

The property is not listed but located within the Primrose Hill Conservation Area, with the Appraisal and Management Statement noting it as a positive contributor (as part of no's 1, 2 and 3.

3. Relevant Planning History

15370 – Planning permission for alterations to roof line and first floor window. **Granted** on 06/02/1973.

17564 – Planning permission for the height of the building as so enlarged exceeds the height of the highest part of the roof of the original Dwelling house. **Granted** on 10/01/1974.

17565 – Planning permission for The erection of a conservatory extension at roof. **Granted** on 10/01/1974

4. Policies

National Planning Policy Framework 2023

The London Plan 2021

Camden Local Plan 2017

A1 Managing the impact of development
D1 Design
D2 Heritage
CC1 Climate change mitigation
CC2 Adapting to climate change

Camden Planning Guidance (2021)

CPG (Design)
CPG (Amenity)
CPG (Home improvements)

Proposal

The proposal consists of three separate elements, including:

1. Enclose the front car port;
2. Demolition of the existing dormer to be replaced with a larger dormer roof extension;
3. Demolish the existing conservatory and new conservatory at roof level;
4. Installation of solar panels to the SW elevation and roof installation structure, and;
5. to the SW side of the roof structure.

5. Assessment

The planning considerations material to the determination of this assessment are as follows:

- Design and Heritage
- Amenity

6. Design and Heritage

6.1 Policies D1 and D2 from the Local Plan are relevant as the site is located within a Conservation Area. The site is listed as a positive contributor in the Primrose Hill Conservation Area Statement. The Camden Planning Guidance (CPG) on 'Design' sets out Camden's expectations for development, stating that the Council will seek to ensure that development responds positively to the existing context and character of the building and its surroundings.

This pre-application has been discussed with a Conservation Officer who has provided observations on the proposals as follows:

Proposed new dormer

6.2 A large proportion of the roof would be demolished, including the water tank, the conservatory, the existing dormer with unauthorised terrace to be replaced with a full width dormer roof extension which would be constructed with glazed window along the full width of the front elevation and a small rooflight to the rear. The proposed dormers would fail to appear as subordinate addition to the flat roof and the design would ensure that the proposal would appear prominent and does not follow the window hierarchy and projects beyond the edge of the roof which would not be supported in principle.

6.3 No details of the finishing materials of the dormer extension was provided nor the details of the fenestration. However, the Council would advise materials to match the existing and the use of uPVC would not be supported. Materials to match the existing building would be acceptable.

6.4 The proposed dormer extension does not comply with Camden Planning Guidance in terms of its positioning on the roof which would be full width and detailed design with the use of large expansion of glazing would not be acceptable in design terms. The drawings need to be updated so that location of the rear dormer on the proposed roof plan corresponds with its location on the proposed rear elevation.

6.5 Given the immediate context a much smaller dormer, set back from the eaves and subservient in scale to the main roof might be acceptable. Please refer to page 48 of which outlines the design standards for dormers. If an application was to be submitted the design, bulk and scale of the dormer should be revised to meet with the planning guidelines prior to submission of a full application.

Roof conservatory

6.5 The existing conservatory would be replaced with a larger conservatory that would increase the prominence of the large expansion of glazing at roof level which is unacceptable. Whilst the proposal would remove the unauthorised works to the roof, the proposed conservatory would be an incongruous addition that would be read as a dominant addition at roof level. There is a dormer extension and the unauthorised terrace area on the existing dormer is not considered as setting a precedent for any further enlargement at roof level. The building is already well proportioned and the proposed glazed box on the roof would overpower this and create a disjointed façade.

6.6 Although the building has little visibility from the public realm, it is visible in private views from neighbouring occupiers within the conservation area. The character and architectural merit of the building contributes to these views and therefore contributes to the conservation area. The harm to the character of the building would thus harm views within the conservation area.

6.7 While the principle of the proposal is unacceptable on conservation and design grounds as set out above, it should also be noted that any planning proposals for extensions at the site should respect the original building in terms of materials, the design, type and style of features such as windows and provision of hard and soft treatments. The application proposal would fail to preserve or enhance the significance of the building in the Conservation Area and furthermore, any proposals for any extensions at the site should respect the architectural merits of the building and its features irrespective of any other relevant issues such as the life and sustainability of the building.

6.8 The installation of metal railings new railings will serve as a trellis for additional planting would add additional visual clutter at roof level, the agent indicate that the design rational would allow the roof to be read as a garden layer whilst the design into the mews' verdant character is not supported. The roof design is an important aspect of the mews building and the changes proposed are incongruous addition that would detract from the setting of the mews building.

Car port enclosure and garage conversion

6.9 The principle of the enclosing the car port with the installation of new garage door would be designed to complement the façades of no. 1 & 3 Eglon Mews. The proposed work would be minor alteration that would enhance the setting of the host building and the louvred design would allow light into the converted main entrance, while ensuring privacy and the overall design is considered acceptable.

6.9.1 The garage conversion into ancillary residential floorspace is considered acceptable and the removal of an on-site car parking space is welcomed and complies with policy T2 of the Local Plan.

7.0 Energy and Sustainability

7.1 Policy CC1 of the Camden Local Plan (2017) requires all developments to minimise the effects of climate change and encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. Policy CC2 requires development to be resilient to climate change and all development should adopt appropriate climate change adaptation measures.

7.2 Installation of PV solar panels are proposed within the flat roof of the roof extension. Development in response to climate change mitigation, adaptation and energy efficiency is welcome and in line with Policies CC1 and CC2 of the Camden Local Plan 2017 and Camden's Energy Efficiency and Adaptation CPG 2021.

8. Amenity

8.1 Local Plan Policy A1 (Managing the impact of development) seeks to protect the amenity of Camden's residents by ensuring that the impact of development is fully considered; they aim 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 loss of privacy through overlooking, loss of outlook, and implications on daylight, sunlight, and noise. CPG 'Amenity' provides specific guidance with regards to these factors.

8.2 The presence of the conservatory extension on the roof given the existing context may not result in additional light pollution and the effect this would have on the neighbouring properties. However, the proposed addition planting area at roof level if a planning application is submitted must demonstrate that the neighbouring privacy would not be harmed. There is also an increased potential for overlooking and a sense of enclosure of the neighbouring property due to the erection of the extension on the proposed dormer roof. These issues should be addressed at application stage.

8.3 Notwithstanding the above, the use of opaque glass on elevations abutting neighbouring properties, can help minimise overlooking. Obscure glazing can also potentially have benefits in terms of diffusing artificial light.

9. Biodiversity

In England, BNG is mandatory from 12 February 2024 under [Schedule 7A of the Town and Country Planning Act 1990 \(as inserted by Schedule 14 of the Environment Act 2021\)](#). Developers must deliver a BNG of 10%. This means a development will result in more or better quality natural habitat than there was before development.

10. Conclusion

10.1 The proposed dormer and the roof extension to be constructed at roof level would appear disjointed and have a harmful appearance on the character and appearance of the conservation area, where good quality examples of domestic dwelling predominate. A smaller sized dormer may be considered more appropriate.

10.2 The enclosure of the car port could be acceptable if the infill was lightweight, perhaps suggesting doors, and was set back to reveal the angled front wall. Whilst there are some enlargement of the second floor dormer may be possible, what is being proposed here is too wide and is not subordinate to the lower stories. The pre-app iteration is too large and would almost add a third storey. The fenestration treatment shown is unsuitable and a traditional designed dormer maybe considered more acceptable.

10.2 Conservatories at high level are not generally considered acceptable. It is not considered desirable to enlarge this feature. At the moment, it is more or less a free-standing greenhouse; what is proposed would be a far more formal additional half storey. The enlargement backwards of the upper structure may be possible but alterations at that level need not to harm the existing mews-like character from ground level, that is to say, should not be visible and this element of the proposal should be removed from the scheme.

10.3 You are encouraged to consider the feedback and try to address these concerns. Any further advice or feedback would require additional fees to be paid. Please check the Council's website for a list of fees associated with this type of proposal.

Planning application forms can be completed online through the National Planning Portal www.planningportal.gov.uk.

For a valid application, I would advise you to submit the following:

- A completed application form (Full planning and Listed building application)
- An ordnance survey based location plan at 1:1250 scale denoting the application site in red
- Heritage Statement
- Design and Access Statement
- Elevations, floor / roof plans, sections labelled 'existing' and 'proposed' (with a scale bar on the drawing)
- The application fee (Full planning fee)
- Please see [supporting information for planning applications](#) for more information. All pdfs submitted via the Portal should be labelled so it is clear what the drawing or document relates to without opening the pdf (e.g. existing front elevation).

We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by a site notice near the site and would advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received

Once your householder planning application is ready for formal submission, we invite you to submit it through our [new system](#). Your application will be processed as normal, and it won't affect the way we handle it for you.

The new submission service is linked to the [Digital Planning Register](#) which aims to present planning information and allow neighbouring comments in a more accessible and user-friendly way.

The new systems are developed by Camden Digital Planning team and other local planning authorities across the UK, part of [Open Digital Planning](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document, please contact me on obote.hope@Camden.gov.uk.

Thank you for using Camden's pre-application advice

service. Yours sincerely,

Obote Hope

Planning Officer
Planning Solutions Team