

Delegated Report		Analysis sheet		Expiry Date:		09/07/2013	
		N/A / attached		Consultation Expiry Date:		27/06/2013	
Officer				Application Number(s)			
Carlos Martin				2013/2890/P			
Application Address				Drawing Numbers			
1 Doughty Mews London WC1N 2PG				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Alterations to openings at ground level to front elevation and erection of rear dormer window at roof level of single dwelling house (Class C3).							
Recommendation(s):		Grant					
Application Type:		Householder Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	19	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		Press notice published from 06/06/2013 to 27/06/2013. Site notice displayed from 29/05/2013 to 19/06/2013. No response.					
CAAC/Local groups* comments: *Please Specify		Bloomsbury CAAC: No response.					

Site Description

The site lies towards the southern end of Doughty Mews. The site is unlisted and lies within the Bloomsbury Conservation Area. The building is viewed as a positive contributor in the Bloomsbury Conservation Area Appraisal and Management Strategy 2011.

Relevant History

Planning permission was granted on 29/05/1984 for the conversion of existing Mews flat with garage under into two bedroomed family house (ref. 8400046). Permission was also granted on 19/06/1986 for the erection of a second storey roof extension (ref. 8502223)

Relevant policies

NPPF 2012

The London Plan 2011

LDF Core Strategy and Development Policies 2010

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Bloomsbury Conservation Area Appraisal 2011

Camden Planning Guidance 2011

CPG1 Design

CPG6 Amenity

Assessment

Planning permission is sought for replace the doors and windows of the front elevation at ground floor level with new timber doors and enclosures and the erection of rear dormer window at roof level.

The main issues for consideration are:

- 1) The impact of the proposal on the character and appearance of the existing building and the surrounding Bloomsbury Conservation Area
- 2) The impact of the proposal on the amenity of surrounding occupiers.

1) The proposed extension to the mansard roof at the rear would be visible from properties on Doughty Street. It is considered that the size and scale would be appropriate for the building. By retaining the same roofing materials and the modest size of the extension it is considered that proposal would not harm the overall appearance of the existing building nor the appearance of the Bloomsbury Conservation Area. The proposed alterations to the front façade would not harm the appearance of the building.

2) Due to the location of the proposed extension at roof level and the large parapet wall on the boundary with the proposed new house at 1A Doughty Mews, it is considered that the proposals would be unlikely to harm the amenities of any nearby residential occupiers in terms of loss of light or loss of privacy.

The existing treatment of the front elevation at ground floor level is of crude 1980s design. The proposed treatment references that found in the more original houses in the rest of the mews, with plain vertical boarded timber and fanlights above, which are considered suitable for a mews site.

Given that the extension would be a small addition to the building and there would be no unacceptable adverse impact on surrounding residential occupiers, the proposal is considered favourably. The changes to the front elevation are also viewed favourably and would be in accordance with LDF policies CS14, DP24, DP25 and DP26 and the guidance set out in CPG1.

Recommendation: Grant.