

Delegated Report		Analysis sheet		Expiry Date:	26/03/2013
		N/A / attached		Consultation Expiry Date:	7/3/2013
Officer			Application Number(s)		
John Nicholls			2013/0492/P		
Application Address			Drawing Numbers		
8 North Mews London WC1N 2JP			See decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Installation of two windows to the rear elevation at first floor level and rooflight to rear extension of existing dwelling house (C3)					
Recommendation(s):		Grant Planning Permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	03	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed on 6/2/2013 and a press notice on 14/2/2013. No comments have been received.					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p>The Bloomsbury CAAC have commented as follows:</p> <p>Lack of clear information – no photos of existing property or impact on context – overlooking implications etc.</p> <p>As a result of the officer sending the CAAC photographs and explaining the window would be fixed shut and obscure glazed to a height of 1.7m the CAAC have withdrawn their objection and have 'no comment'.</p>					

Site Description

The application site is a four storey mid terraced property located on the north east side of North Mews. North Mews is a consistent street of mews houses and garages of largely uniform appearance. The terrace of which No 8 forms part was built in the 1990's and is located within the Hatton Garden Conservation Area. The building is not listed.

Relevant History

9501543 - Redevelopment to provide six houses with integral garages at 6-8 North Mews - Granted - 26/04/1996

No7a

2011/2318/P - Installation of window at first floor level to rear elevation of existing house (Class C3) – Granted - 01/08/2011

Relevant policies

LDF Core Strategy and Development Policies

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

Hatton Garden Conservation Area Statement

Camden Planning Guidance 2011 – CPG1 Design

NPPF - 2012

Assessment

Proposal

It is proposed to install a rear kitchen window at first floor level to serve the existing kitchen, a rear window to provide light to the ground floor part of the existing staircase, and a rooflight on the ground floor rear extension to provide light to the bedroom.

Design

8 North Mews is located in a terrace of 6 mews properties. 7a, 8 and 8a currently all have identical rear elevations, with a uniform rear projection and rear windows serving the stairwells. 7a now has a rear kitchen window at first floor level which is opaque glazed.

One window would form a kitchen window which currently is served by a very small and narrow side window. The second would sit just below an existing stair window and would create a source of light into the ground floor part of the existing staircase, which currently is only lit naturally from the fan light in the front door and along the entrance hallway. The third element is a rooflight in the rear ground floor extension.

The rear elevation of these properties is not visible from anywhere in the public realm and due to this secluded location and the small scale of the proposal, the proposed windows are not considered to result in demonstrable harm to the character and appearance of the building, terrace or conservation area.

Amenity

The proposed windows on the rear elevation would be non-openable and obscure glazed to a height of 1.7m from internal floor level. As such there will be no resulting overlooking of neighbouring

windows or gardens. The rooflight would not overlook anyone.

Recommendation: Grant Planning Permission.