

Delegated Report		Analysis sheet		Expiry Date:		06/02/2013	
		N/A / attached		Consultation Expiry Date:		17/01/13	
Officer				Application Number(s)			
John Nicholls				2012/6609/P			
Application Address				Drawing Numbers			
17 Murray Mews London NW1 9RH				See decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Erection of a roof extension and associated works to 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	04	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed on 19/12/2012 and a press notice on 27/12/2012. No comments have been received as a result of this consultation.					
CAAC/Local groups* comments: <small>*Please Specify</small>		The Camden Square CAAC has not commented on the proposal.					
Site Description							
A contemporary designed 2-storey mews property situated on the west side of Murray Mews north of the junction with Murray St. & south of the junction with St. Augustine Rd. The property comprises 3 separate houses with a distinct red brick finish with pitched glazed roof & 3 regular blocks with flat roofed set below raised brick parapet. The building is within Camden Square Conservation Area and is considered to make a positive contribution.							
Relevant History							
<u>15, 17 and 19 Murray Mews</u> TP101358/29137 - The erection of three single family dwelling houses on the sites of Nos. 15, 17 and 19 Murray Mews, St. Pancras, and the formation of new accesses thereto – Granted - 30/11/1964							
<u>17</u> 7407 - Erection of a glazed extension on the roof – Granted - 04/09/1969							
<u>15</u> 2004/4088/P - Erection of a roof extension to provide additional accommodation – Granted -							

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)

Camden Planning Guidance 2011

CPG1 (Design)

CPG6 (Amenity)

Camden Square Conservation Area Appraisal and Management Strategy (2011)

The London Plan (2011)

The NPPF 2012

Assessment

Proposal

The proposal seeks to:

- erect an extension to the rear part of the existing roof which is glazed and covered in aluminium louvers;
- fit an access gantry to the main glazed roof slope facing the street;
- fit a louvered sliding security grille around the front door of the property.

Design

The existing property is a group of three architect designed 20th Century houses built in red brick and glass. The proposal seeks to add a roof extension to the rear part of the flat roof of the middle of the three.

The existing building is part two, part two and half storey building. As a composition of three the brick built sections are square red brick boxes, with a large glazed roof sloping back to front from 2 and half storeys high down to ground floor eaves level and slices down through the squared off brick structure on the front elevation. The whole group gives a semi-industrial aesthetic and as such make a positive contribution the conservation area.

The Camden Square CA Statement says that views up and down the Mews include; *rich variety of inventive houses and converted workshops. The scale is low and intimate, punctuated by intermittent trees in the mews or by trees viewed obliquely over the houses.* – (p20).

Furthermore, *there is variety in scale, particularly between the main streets and the mews. There are some significant new buildings from the 1960s onwards (para 7.1) and, the trend to intensify residential development means that building heights are under pressure to increase in the mews; care will be needed to ensure that this does not become the norm and that the original mews' scale remains dominant (para 7.4).*

Finally; *proposals for alterations to roofs within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views (para 7.8).*

The proposal put forward seeks to add an extension in opaque glass with aluminium louvers covering the sides of the extension, and which is located to the rear of the second floor flat roof element of this particular property. A similar sized but purely glazed proposal was granted permission in 1969 but

never implemented.

The glazed part of the existing roof sits south and half a floor above the flat roof of the property. The proposed extension would abut the existing glazed slope and would measure 3.3m wide and 4.8m deep and rectangular in shape. The site is 9m deep at ground floor level and 8m at second floor roof level and therefore 3.2m of flat roof would remain in front of the proposal. The proposal would sit to the back of the flat roof and project forward of the glazed slope adjoining it by 0.8m. The height would be 1.65m and sits 600mm higher than the existing glazed slope. There are two clear glazed windows on the rear elevation and one on the front alongside a glazed roof access door. Both are considered acceptable.

As a result, the proposal would not be seen from street level when viewed directly across the road, and limited views of it would be seen when viewed from the south looking north due to the existing bulk formed by the brick of the side and front elevations of No. 15.

There is a mix of building heights along the mews between 2 and 2 and half storeys and the adjacent building to the group of three has a pitched roof and this sits at a similar height to the existing glazed roofslope of No. 17. Therefore, looking south the proposal would not be seen behind this pitched roofslope.

The proposal is detailed enough and small enough in a form and position that is considered not to harm the industrial aesthetic of the existing building and is therefore considered acceptable.

The proposal also seeks to add a small rail to the top and bottom of the existing glazed roofslope, with two further rails across the width of the slope at regular intervals over the existing horizontal window divisions. This would provide a horizontal set of guiderails for a proposed new access gantry ladder which could then slide across the glazed frontage in order to aim cleaning and for other maintenance purposes.

The principle of the extension and ladder are acceptable, however, precise details of size of louver, colour and finish have not been submitted and will be required to be as a condition.

Overall, the proposal is considered to preserve and enhance the character and appearance of the Camden Square Conservation Area and is therefore considered compliant with policies CS14, DP24 and DP25.

Amenity

The location and size of the proposed roof extension is such that it is not considered to cause any significant amenity concerns for neighbouring residential properties. Both the windows on the rear and front are far enough from neighbouring properties, and although the extension is in glass the opaque finish and louvers surrounding them mean that no views are created to the north and neighbouring windows. Therefore the proposals are considered acceptable and compliant with policies CS5 and DP26.

Recommendation: Grant Planning Permission

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613