

Delegated Report		Analysis sheet		Expiry Date:		07/11/2012	
				Consultation Expiry Date:		01/11/2012	
Officer				Application Number(s)			
Craig Raybould				2012/4778/P			
Application Address				Drawing Numbers			
7 A North Mews London WC1N 2JP				Refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Extension to rear at ground floor level and internal alterations to dwelling house (Class C3).							
Recommendation(s):		Grant planning permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	12	No. of responses	01	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		<p>A press notice was printed in the Ham & High newspaper from 11/10/2012 to 01/11/2012.</p> <p>A site notice was displayed from 05/10/2012 to 26/10/2012.</p> <p>Comments received</p> <p><u>Occupier of 8 North Mews</u> Commented that the application documents have not been online to view. <i>Officer comment: this has since been rectified and no objection has been received..</i></p>					
CAAC/Local groups comments:		<p>The Bloomsbury CAAC were consulted on 02/10/2012.</p> <p>Confirmation was received on 29/10/2012 that the CAAC have no objection to the proposals.</p>					

Site Description

The application site is a four storey residential dwelling (Class C3) that forms part of a terrace row mid way along North Mews. The property has a small garden to the rear measuring 16.6sqm in area.

The building is finished in a yellow stock brick with timber framed windows and French doors with Juliette balcony at first floor level to the front.

The property is located within the Hatton Garden Conservation Area and lies adjacent to the boundary with the Bloomsbury Conservation Area.

Relevant History

2011/2318/P – Planning permission was **granted on 01/08/2011** for the Installation of window at first floor level to rear elevation of existing house (Class C3).

Relevant policies

LDF Core Strategy and Development Policies

LDF Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

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)

Hatton Garden Conservation Area Statement 1999

Bloomsbury Conservation Area Statement and Management Strategy 2011

The London Plan 2011

The NPPF 2012

Assessment

1. Proposals

1.1 The application proposes extending the property at ground floor level into the rear garden to the rear boundary wall and setting back of the existing rear façade of the building adjacent to the internal stairway. The proposals would reduce the size of the garden from 16.2sqm to 8.3sqm in favour of increasing the internal space at ground floor level. The extension would be flat roofed consisting of a fully glazed façade on its southern elevation where it faces the remaining garden. A new window would be inserted on the rear elevation of the building at ground floor level adjacent to the internal stairway.

1.2 The key planning considerations associated with the proposals are:

- Design
- Amenity.

2. Analysis

Design

2.1 The property forms part of a group of buildings on North Mews that have a consistent design and appearance to the front. To the rear, the built environment consists of a variety of extensions, closet wings and high boundary walls that create a very enclosed environment, particularly with respect to the rear garden of no. 7A which is surrounded high walls.

2.2 The proposed extension would protrude 4.4m from the rear wall of the house and would meet with the rear boundary wall of the property to the rear. The form of the extension would be rectilinear and simple and would not detract from the architectural composition of the main building which is characterised by a closet wing and set back on the rear elevation.

2.3 Owing to the confinement of the proposals at ground floor level and the extremely enclosed nature of the site, the extension would be completely hidden from street view and would only be visible from a small number of windows to the rear of nearby blocks.

2.4 The extension would be well designed in relation to the main building and owing to its confined location would preserve and enhance the character and appearance of the CA. This complies with policies CS14, DP24 and DP25.

Amenity

2.5 At a height of 2.8m, the extension terminates below the height of the rear boundary wall and is substantially lower than the boundary wall to the north. As a result it would cause no overshadowing or allow for any overlooking into neighbouring properties. The extension would be higher than the boundary with no. 6 North Mews but has been set back by 1.1m. It would not create any additional overlooking over that which exists at present.

2.6 The new window proposed adjacent to the internal stairway measures 0.9 x 0.9m in area. It is located adjacent to the boundary with no. 6 but is set back by 2.3m from the garden of no. 6 thereby alleviating any concerns of overlooking.

2.7 The proposals are not expected to give rise to any intrusive overlooking or overshadowing, or cause any noise or disturbance over that expected to be ancillary to the enjoyment of the dwelling house.

2.8 The extension would result in the loss of approximately half of the total area of garden space, however, having regard to the poor quality of the space which is dark, damp and enclosed, this is not considered detrimental to the amenity of the occupiers of the property.

2.9 The proposals comply with policies CS5 and DP26 and the guidance set out in CPG6.

Recommendation: Grant planning permission.

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