

Delegated Report		Analysis sheet		Expiry Date:		17/06/2011	
(Members Briefing)		N/A / attached		Consultation Expiry Date:		31/05/11	
Officer				Application Number(s)			
Angela Ryan				1) 2011/2092/P 2) 2011/2093/P			
Application Address				Drawing Numbers			
1) 6 Railey Mews London NW5 2PA 2) 7 Railey Mews London NW5 2PA				Refer to decision notices			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
1) Alterations on the front elevation, erection of a mansard roof extension and excavation of basement to provide additional accommodation to an abandoned mew building (nil use) 2) Erection of a mansard roof extension to provide additional accommodation for single dwellinghouse (Class C3)).							
Recommendation(s):		1) Grant Planning permission 2) Grant Planning permission					
Application Type:		Householder Applications					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	1)13 2)11	No. of responses	2	No. of objections	1
				No. Electronic	2		
Summary of consultation responses:		Site notices were displayed from 13/05/11 to 03/06/11 and a public notices displayed in the local press on 26/05/11. One response has been received in respect of no.6 Railey Mews from the occupier of 58C Fortess Road and in the case of 7 Railey Mews two responses have been received from the occupiers of 58C and 60 Fortess Road. A summary of the objections relating to 58C Fortess Road is as follows: 1. The excavation would have a negative/detrimental affect on the rear gardens, and tree roots in nos 56 & 60 Fortess Road will be affected. (Officer's response: <i>There are adjacent trees located in the rear gardens of properties in Fortess Road and these will not be damaged or felled as a</i>					

	<p><i>result of the proposal. The basement works are likely to be formed by underpinning from inside the property and therefore should not affect any tree roots. Any tree roots found under the existing foundations will pose a risk to the properties in their current form and will be dealt with accordingly).</i></p> <p>2. The works would result in extensive and intrusive works in her garden during construction and that she is not content with scaffolding/invasive excavation methods; (Officer's response: <i>Any works undertaken outside the remit of the application site will have to be resolved civilly with all interested parties. The development will have to be undertaken in such a way to ensure that the structural stability of the properties are not compromised and that work is undertaken in a safe way therefore some sort of scaffolding and other material should be expected during construction. Given the necessity of equipment and the fact it will be of a temporary nature it is considered that the application can not be refused on this basis).</i></p> <p>The Occupier of no. 60 Fortess Road has conveyed that no objections are raised unless the basement of no. 7 Railey Mews is to be excavated without demolishing the property. (Officer's Response: <i>The basement of no.7 is permitted development and does not require planning permission. However, the applicant does not propose to demolish the property as part of the proposal)</i></p>
<p>CAAC/Local groups comments:</p>	<p><u>Kentish Town CAAC:</u> No comments have been received.</p>

Site Description

The application sites comprise two, two-storey mid terrace building located on the west side of Railey Mews. The building is currently vacant. The predominant land use in the area is for residential purposes.

The buildings are not listed or in a conservation area, however, Kentish Town CAAC has been consulted as the rear of the two properties adjoins the rear gardens of grade II listed properties.

Relevant History

6 Railey Mews:

On 19/04/10- Lawful development certificate refused for the continued use of the existing mews house as a single dwellinghouse (Class C3) (Ref: 2010/1096)

On 13/09/10- planning permission granted for change of use of abandoned mews building to a single dwelling house (Class C3) (Ref: 2010/2249/P). The application was subject to a Legal agreement for car-free housing.

On 04/04/11- permission granted for the erection of mansard roof extension to abandoned mews building and insertion of new windows and doors to street facing façade. (Ref:2011/0557/P)

On 12/04/11- Lawful development certificate refused for excavation of basement to abandoned mews building (nil use). (Ref:2011/0759/P)

7 Railey Mews:

On 26/02/10- A lawful development certificate was granted for the existing use of the property as a single dwelling house (Class C3) (Ref: 2009/5396/P)

On 04/04/11- permission granted for the erection of mansard roof extension to existing dwelling house (Class C3) (Ref:2011/0564/P)

On 12/04/11- A lawful development certificate was granted for excavation of lower ground floor extension and erection of rear roof extension to existing dwelling house (Class C3) (Ref:2011/0760/P)

Relevant policies

Core policies:

CS1- Distribution and growth

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

DP27 – Basements

Camden planning guidance 2006

Camden Planning Guidance 2011

Assessment

1.0 Background:

1.1 Nos. 6 and 7 Railey Mews are adjoining mid-terraced mews properties that are in various states of disrepair. No. 6 Railey Mews is an abandoned mews building with no lawful use at present, as the permission to change the use to residential has not been implemented (See planning history above). No.7 is assessed as a residential building (Class C3).Although separate applications have been submitted in respect of the properties they are assessed in a single report due to the combined mansard roof extensions.

1.2. The application sites benefit from previous permissions for the erection of mansard roof extensions. Neither of the permissions has been implemented. A certificate of lawfulness was also sought for excavation of a lower ground floor extension at no.6 Railey Mews which was refused on a technicality, this being that the planning permission for a change of use of the property to a residential dwelling had not been implemented and therefore the proposed development could not be deemed lawful. No. 7 Railey Mews benefits from a lawful development certificate for a basement extension as it was deemed permitted development. The works on the front elevation and the basement shown on the submitted drawings for no.7 do not require planning permission and are therefore not a consideration in this instance.

1.3 The applicant has re-submitted the schemes for the mansard roofs in order to consolidate the previous permissions to ensure that construction can be undertaken simultaneously thus resulting in reducing disruption due to construction works which would arise should the developments be phased.

2.0 The proposals:

6 Railey Mews:

2.1 The applicant seeks to erect a mansard roof extension; insert new windows and doors on the front elevation and excavate a basement to provide additional accommodation to an abandoned mews building (nil use). The property benefits from a planning permission to use the property for residential, however this permission has not yet been implemented.

7 Railey Mews:

2.2 The applicant seeks to erect a mansard roof extension to provide additional accommodation for a single dwellinghouse (Class C3). Reference to the proposed basement has been omitted from the description of development as it constitutes permitted development and as such planning permission is not required.

3.0 Impact of the development on the host buildings and the setting of the listed buildings within the vicinity

3.1 It is proposed to erect a flat top mansard roof extensions at nos. 6 & 7 Railey Mews. The Mansard at no.6 Railey Mews will provide 13.53m² of additional space and the one at no. 7 Railey Mews

12.93m² of additional floorspace. Both spaces are proposed as bedrooms. The proposed mansards will unify the two properties and result in raising the parapet at no.6 Railey Mews to meet the parapet height of no. 7 Railey Mews. The Mansard will measure approximately 1.4m above the raised parapet and include 4 evenly spaced dormer windows on the front elevation (two on each property). The proposed dormers will align with the existing fenestration on the lower floors. The roof will measure 12.5m in width and span the roof space of both 6 & 7 Railey Mews. The proposal would also result in raising the original chimney breast between nos.5 & 6 Railey Mews and include the erection of a chimney breast on both the boundary of nos.7 & 8 Railey Mews. The dormers will be lead clad with timber windows and the roof of natural slate.

3.2 The CPG states that roof alterations are likely to be unacceptable where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding streetscene. However, the CPG states that they are acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape. Railey Mews benefits from a consistent and largely unaltered roof pattern stepping down gradually from north to south. However, the principle of the mansard has been established by granting permissions in the terrace at No's 9-14 Railey Mews (see photos). Although the proposed mansard would alter the existing even rhythm and stepped roof form of the terrace to some degree, due to the narrow street the roofscape is not particularly prominent from the steetscene nor is it visible from longer views outside of Railey Mews.

3.3 It is also proposed to refurbish the existing façade of both buildings which includes the installation of two new windows at ground floor level (replacing existing doors), and replacement of first floor windows with timber framed double glazed windows at both properties. Whilst the door at no. 6 Railey Mews will be retained a new door is proposed at ground floor level at no. 7 Railey Mews. It should be noted that although the works are identical at nos.6 and 7 Railey Mews, the works relating to no.7 as shown on the submitted drawings constitute permitted development and therefore do not require planning permission, therefore they are not a consideration in this instance.

3.4 The proposed mansards would respect the character of existing mansards in the mews and relate well to the lower floors of the existing buildings. It is considered on balance, that due to the sensitive design, lack of visual prominence, the precedent of mansard extensions in the terrace and the location of the mews outside of a conservation area that the proposed roof extensions would not result in demonstrable harm to the appearance of the skyline, the host buildings, terrace of which they form a part or the setting of the listed properties to the rear of the site on Fortress Road. The external alterations proposed are considered to be complementary to the existing buildings and are in keeping with the existing character of the streetscene and not considered to harm the appearance of the host buildings or the terrace of which they form a part.

Basement proposals:

3.5 The applicant proposes basement developments at both properties. The basement at no. 7 is permitted development as outlined in paragraph 2.2 and in the history section. The basement of no. 6 Railey will provide 17.77m² of floorspace and the basement at no.7 Railey Mews 17.06m². A living room is proposed for both spaces. It should be noted that the basement proposal for no.7 Railey Mews is permitted development and also benefits from a Lawful Development Certificate, therefore although shown on the submitted drawings it is not being considered as part of the application and is for information only. The basement at no. 6 Railey Mews measures 3.1m high; 6.3m long and 3.5m wide.

3.6 The application sites do not have rear gardens and are not subject to any underground development constraints. The basement impact study submitted confirms that the site is flat with no natural or manmade slopes, and that the ground is of overlying silty clay. The development would not result in modifying site levels. There are no overland railways, cuttings and embankments nearby and is not within 100m of any watercourse or spring or within 50m of Hampstead ponds. There are adjacent trees located in the rear gardens of properties in Fortress Road which are unlikely to be damaged or felled as a result of the proposal as it is proposed to underpin from inside the properties. There may be localised made ground but this is likely to be as result of the construction of the mews

and houses. Ground water is expected to be below excavation level, and would only expect perched water given that a nearby site found no water in a 15m borehole. Shallow footings are expected therefore the creation of basements will increase the differential depth between foundations. The applicant has confirmed that he will commission an engineer and party wall surveyor when the details of the foundations are being considered. Moreover a condition will be attached requiring that all works be supervised by a qualified structural engineer through the duration of the works. As such it is considered that the development proposals would not have any adverse impact on surface flow and flooding, groundwater flow or structural stability.

4.0 Amenity

Loss of sunlight /daylight

4.1 Due to the orientation of the site and separation distances between the subject site and neighbouring properties, the increased roof height would not result in any significant increase in overshadowing or loss of sunlight or daylight to neighbouring properties, with only minimal loss of daylight to the very rear of the long gardens at 56- 62 Fortess Road.

Overlooking/privacy

4.2 The proposed front facing dormers are located approximately 14m from the nearest directly facing habitable room windows located to the rear of properties along Leverton Street. The applicant has indicated on the proposed plans that these windows will be obscured glazed and the lower panes to be non-opening. This is in order to protect the residential amenity of nearby occupiers at this point. To ensure this occurs a condition is recommended to be attached requiring the front dormer windows be obscure glazed and fixed shut to a height of 1.7m to protect the privacy of neighbouring properties.

Noise disturbance

4.3 The use of the converted roof space as residential accommodation is not considered likely to result in any significant noise impacts to neighbouring properties over and above what presently occurs. In terms of noise and disturbance from construction activity, an informative will be attached to the decision notice restricting the time that works can take place.

5.0 Recommendation

Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 13th June 2011.

For further information see

<http://www.camden.gov.uk/ccm/navigation/environment/planning-and-built-environment/planning-applications/development-control-members-briefing/>