

Delegated Report		Analysis sheet		Expiry Date:		11/10/2010	
		N/A / attached		Consultation Expiry Date:		21/09/2010	
Officer				Application Number(s)			
Anette de Klerk				2010/4473/P			
Application Address				Drawing Numbers			
84 Camden Mews London NW1 9BX				Refer to decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Conversion of existing integral garage into a habitable room and associated external alterations to include remodelling of façade, replacement of windows and boarding on front and rear elevation, erection of glazed front porch and bicycle store, extension of existing roof extension onto terrace, replacement of existing balustrade with stainless steel and glass balustrade, erection of rear extension at ground floor level and installation of rooflights to front and rear roofslope to residential dwelling (Class C3).							
Recommendation(s):		Grant Planning Permission					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:							
Informatives:		Refer to Draft Decision Notice					
Consultations							
Adjoining Occupiers:		No. notified	21	No. of responses No. electronic	0 0	No. of objections	0
Summary of consultation responses:		A site notice was displayed between 28/05/2010 – 15/09/2010. No response was received.					
CAAC/Local groups comments:		Camden Square CAAC - No response received					
Site Description							
The application relates to a modern three storey mid terrace dwellinghouse on the south side of Camden Mews within Camden Square Conservation Area. The application property forms part of a group of five houses built in 1971 in the rear gardens of properties along North Villas.							
Relevant History							
5391: The redevelopment of the sites of Nos. 84-90, Camden Mews, Camden by the erection of five 3 roomed 2 storey terrace houses with integral garages. Granted 25/07/1968. No conditions imposed to retain garages for carparking							
30258: The erection of a new pitched roof, roof access and, sunroom and roof terrace on each property (at No's 84-86 Camden Mews). Granted 07/07/1980.							

Relevant policies

Replacement Unitary Development Plan 2006

B1 – General design principles
B3 – Alterations and extensions
B7 – Conservation areas
SD6 – Amenity for occupiers and neighbours

Camden Planning Guidance 2006

LDF Core Strategy and Development Policies

The Inspector's Report into the Camden Local Development Framework Core Strategy and Development Policies Development Plan documents ("DPD"s) was published on 13th September and found the policies in the DPDs to be sound.

This means "considerable weight" can now be given to these LDF policies even though at this stage they have yet to be formally adopted by the Council. Where there is a conflict between UDP policies and these LDF policies the Planning Inspectorate would consider it reasonable to follow the latter .

However prior to formal adoption UDP policies should still be taken into account as the Council's adopted Development Plan

Relevant Policies in Camden Core Strategy

CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving our heritage

Relevant Policies in Camden Development Policies

DP24 – Securing high quality design
DP25 – Conserving Camden's heritage
DP26 – Managing the impact of development on occupiers and neighbours

Assessment

Proposal:

The application includes the following alterations and extensions to the front and rear of the property:

Front:

- Replacement of existing single glazed aluminium windows with double glazed aluminium windows brought forward in line with the timber projection above windows.
- Replacement of existing soft wood boarding with new iriko timber boarding
- Removal of garage door and erection of new bicycle and recycling timber store with aluminium double glazed windows above
- Erection of glazed entrance/porch behind existing front brick wall
- Replacement of front door with full height window
- Enlargement of roof extension onto roof terrace at second floor level
- Replacement of existing aluminium sliding doors with new aluminium sliding doors at second floor level
- Installation of stainless steel and glass balustrade at second floor level
- Installation of three rooflights to roofslope.

Rear:

- Replacement of existing single glazed aluminium windows with double glazed aluminium windows brought forward in line with the timber projection above windows.
- Replacement of existing soft wood boarding with new iriko timber boarding
- Removal of existing glazed roof over courtyard, erection of single storey extension and creation of outdoor patio area.
- Removal of two existing rooflights and installation of five rooflights to rear roof slope.

Design, Scale and Appearance

Front:

The proposal entails the replacement of the existing single glazed aluminium windows with double glazed aluminium windows. These replacement windows are to be brought forward by approximately 300mm in line with the existing timber projection above the windows. The existing soft wood boarding will be replaced by new iriko timber boarding. The design and appearance of the replacement aluminium windows will be similar to that of the existing aluminium windows. The proposed windows and iriko timber boarding are considered to preserve the character and appearance of the conservation area, and will be unobtrusive in the surroundings.

The conversion of the garage into a bedroom will entail the erection of a timber clad bicycle and recycling store in line with the existing front boundary wall. The store will measure approximately 1.9m in height with double glazed aluminium windows above. Given the modest scale, materials and location of the store, it is not considered to be harmful to the character and appearance of the property, the terrace or the conservation area.

A new glazed entrance/porch is proposed behind the existing front boundary wall. The proposed porch will be modest in scale and given that the majority of properties along Camden Mews display a variety of front area treatments, the introduction of a glazed porch would not be harmful to the character and appearance of the streetscene or surrounding conservation area.

The proposal also includes the enlargement of the existing roof extension onto the terrace at second floor level by approximately 550mm, the replacement of the existing metal and glass balustrade with new stainless steel and glass balustrade, and the installation of three rooflights to the front roof slope.

The majority of properties along Camden Mews have existing roof extensions displaying a variety of styles, rooflights and railings. It is therefore considered that the modest extension of the existing roof extension, installation of rooflights and a new balustrade similar to the existing roof extensions along Camden Mews would be acceptable in the context of this terrace of properties.

The proposal complies with Council policies and CPG advice on roof alterations and is considered to be acceptable in terms of design, materials, scale and proportions. It is therefore not considered that the proposed development will have a detrimental visual impact on the appearance of the building, the streetscene or the character and appearance of the surrounding conservation area.

Rear:

The property has an existing covered courtyard with a glazed roof to the rear. It is proposed to remove the sloping glazed roof and to erect a flat roofed single storey rear extension partly over this area. The extension will allow the reconfiguration of the ground floor and will provide a dining area whilst leaving a small area to be used as a patio. The patio area will be accessed via a new door which will be replacing the existing window.

The proposed extension will be constructed in glass and metal and will have a flat roof measuring 2.7m in height, compared to the existing rear boundary wall of 1.8m height. The adjoining properties at No's 82 and 86 display similar rear courtyards with glazed roofs as the existing application site. In terms of design, materials, scale and proportions, the proposed single storey rear extension is considered satisfactory and will provide a small area for use as an outdoor amenity area

It is also proposed to replace the existing single glazed windows and the softwood boarding on the rear elevation with double glazed aluminium windows and iriko timber boarding. The replacement windows will also be brought forward in line with the timber projection above the windows. The existing rooflights to the rear roofslope will also be replaced by five new rooflights.

Given the location of the application site and the buildings surrounding it, the proposed rear extension will not be visible from the public realm and long views in the surrounding area. The impact of the proposed rear extension, roof lights and replacement windows is minor in relation to the character and appearance of the building and the conservation area which will remain to be preserved.

Amenity

The proposed rear extensions will have no impact on neighbouring amenities. The adjoining properties at No's 82 and 86 Camden Mews have rear courtyard areas covered with glazed roofs with an average height of 2.15m. Given the modest scale and increased height of the proposed rear extension, it is not considered that it will have any adverse impact on the amenities of the neighbouring properties in terms of loss of light, outlook or privacy.

It is also proposed to replace all the existing single glazed aluminium windows on the front and rear elevations with double glazed aluminium windows and to extend the existing roof extension onto the terrace at second floor level. No new window openings are proposed on the upper floor levels and given the modest front projection to the roof extension, the proposal is not considered to lead to an unreasonable amount of additional overlooking into habitable rooms of adjoining properties nor would it impact on the day/sunlight to the adjacent residential occupiers.

Transport

The offstreet parking space will be lost and replaced by a habitable room. The existing garage measures exactly 2.4m wide and 4.9m long and is similar to other garages along this terrace of mews houses. However, according to the Design and Access statement, it is too small for current requirements and is not currently used for carparking; in addition, the applicant has an onstreet parking permit and a precedent has been set by no.90 having converted their garage into a bedroom. Finally the garage can be converted into habitable space as permitted development as there is no condition to retain it. Although loss of onsite parking is contrary to policy, it is considered that in the circumstances that the loss here would not prejudice current parking conditions on the street and the loss of garage here would be acceptable.

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