

DISCLAIMER

Decision route to be decided by nominated members on Monday 19th April 2010. For further information see

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

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	21/04/2010
		N/A / attached	Consultation Expiry Date:	24/03/2010
Officer			Application Number(s)	
Hannah Parker			2010/0331/P	
Application Address			Drawing Numbers	
18 Daleham Mews London NW3 5DB			See Decision Notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Additions and alterations to include alterations to the rear roof terrace at 2 nd floor level, including the removal of roof glazing, a raised deck area and the insertion of windows/ doors at ground, 1 st and 2 nd floors and Juliette balconies at 1st and 2nd floor levels following the insertion of a lightwell/ courtyard area and an additional rooflight to the rear roof slope; replacement of the garage doors, and timber boarding to bay windows to the front elevation of the residential dwelling (Class C3).				
Recommendation(s):		Grant Permission		
Application Type:		Full Planning Permission		

Conditions or Reasons for Refusal:						
Informatives:	Refer to Draft Decision Notice					
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>One objection received from 14 Daleham Gardens. A summary of the response is detailed below;</p> <ul style="list-style-type: none"> • Object to enlargement of terrace which is large enough and overlooks the whole gardens • Would like terrace to be screened from no.14 Daleham Gardens • Doors on the rear elevation would overlook no.14 Daleham Gardens <p><i>Councils response: see assessment</i></p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><i>Belsize Residents Association</i></p> <p><i>We have objected to these proposals when they formed part of 2009/2654/P. Overlooking of and intrusion onto the houses behind on Daleham Gardens, notably No.14. There are existing doors and a terrace which are objectable enough. These proposals would make things much worse. Please Refuse.</i></p> <p><i>Belsize CAAC</i></p> <p><i>Object to inverse infestation on rear elevation, the glass balustrade which introduces modern non-traditional materials which would be out of keeping with the existing buildings. The large amount of glazing proposed would emphasis the terrace and rear extension which are enlarged elements out of keeping with the style and age of the existing building and modest scale of the Mews. The combination of extensive glazing and rear alterations make this proposal unacceptable and should recommend a refusal.</i></p> <p><i>No objection to proposed alterations to front elevation</i></p> <p><i>Councils response see assessment</i></p>					

Site Description

The application site is a terraced mews house located within the Belsize Park Conservation Area (CA), on the western elevation of Daleham Mews. It is identified as a building that makes a positive contribution to the CA in the CA Statement.

The building is currently in use as a single family dwelling house. The ground floor level is currently used as storage for the upper floors above.

Relevant History

2009/2654/P

18 Daleham Mews

Certificate of Lawfulness

Additions and alterations to include the installation of new ground floor windows, shutters and infill brickwork on front elevation; lowering of wall and installation of patio doors on the side elevation at first floor level; the installation of new patio doors on the rear elevation at the second floor, and alterations to rooflights at front elevation to residential dwelling (Class C3). Withdrawn by applicant

2010/0466/P

18 Daleham Mews

Alterations to the front, rear and side elevations to the property, including the installation of new sliding, timber garage doors, the formation of an enlarged lightwell and the formation of additional windows and doors on the side and rear elevations.

Refused 19/03/2010

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against, together with officers' view as to whether or not each policy listed has been complied with. However it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Unitary Development Plan (2006)

B1 General design principles

B3 Alterations and extensions

B7 Conservation areas

SD6 Neighbourhood Amenity

Supplementary Planning Guidance (2002) and (2006)

Redington/Frogna Conservation Area Statement

LDF Core Strategy and Development Policies

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

The following policies in the draft LDF Core Strategy and Development Policies documents have been taken into consideration

CS1 Distribution of Growth

CS5 Growth Areas

CS14 Promoting high quality places and conserving our heritage
CS15 Protecting and improving our parks and open spaces and encouraging biodiversity
DP24 Securing High Quality Design
DP25 Conserving Camden's heritage
DP26 Managing the impact of the development on occupiers and neighbours

Assessment

The works include refurbishment works to the existing dwelling house. The works include amendments to the front façade and the creation of a courtyard within the existing building envelope. The rear elevation will be remodelled with new windows located in the courtyard to the rear. At roof level an additional rooflight will be added to the rear roof slope in order that to allow light down the full height of the house. There will be a small amount of demolition that will occur at rear roof level in order to regularise the shape of the roof. The rear terrace will be remodelled with a raised decked area.

Main Considerations

- Impact on host building and conservations area
- Neighbourhood Amenity

Impact on host building and conservations area

It should be noted that similar alterations and updating of front elevations has already been undertaken elsewhere in the terrace with positive results. The replacement features on the front elevation in this scheme are of a similar design, scale and proportion as those existing on this building and others in the mews. The windows to the first floor would remain with the replacement of the existing render with timber boarding. The change in materials will enhance the appearance of the front elevation on the wider conservation area. An additional rooflight would be added to the rear roof slope in order to create a light shaft. This will lie discretely on the rear roof slope and will not be visible from the public realm. The proposed replacement of existing features on the front elevation is acceptable.

The design of the front garage doors (which slide aside within the width of the elevation to allow for both access to light into the ground floor area) would preserve the character that the wooden garage doors bring to the mews. The new windows at ground floor level will be constructed of timber and will not appear out of place. The window design replicates the existing windows above the garage. The front door will also be altered in order that it matches the new garage door. Although the ground floor will appear more residential the overall mews character will not be lost.

The rear elevation of this property and of the entire terrace is not afforded long views from any vantage points. Rather this property can only be seen in glimpses from the rear of the houses on Daleham Gardens. Furthermore, no long views are afforded between the houses on that street or from the gardens due to the position of this terrace, the vegetative cover and its somewhat curved building line on a slight slope.

Works to the rear include the extension of the existing lightwell to the rear to create an external courtyard within the existing building envelope. The courtyard will be approximately 8.8sqm. This would allow for rooms to the rear to gain additional access to light. This proposal also introduces sliding doors, bi folding and full length windows which will face into the new courtyard and windows at roof level which overlook the existing terrace. A small amount of demolition will occur at roof level in order for the window configuration to take place. This demolition is not substantial and will not impact the host building. These windows will not be visible from any

public vantage point. The windows/doors on the upper floors that face the courtyard will have Juliet balconies. The design of the rear elevation is modern. The materials used for the windows/doors will be a timber and aluminium composite and is a suitable material given the location and style of the windows. No. 16 Daleham Mews has similar take on the rear elevation. Due to the secluded position of the rear it is considered that the design and the amount of glazing proposed is acceptable.

The rear terrace area will be redesigned to include a 4.5 sqm raised deck (approx 90cm above existing roof level to allow room for storage).

The existing rooflights which currently lie with the terrace will be removed as part of the proposal. This is considered to be an improvement to the general appearance of the host building.

The works to the front and rear will allow the use of the ground floor of the Mews as a residential space and create a larger family dwelling. This is encouraged as it is bringing underused floor space back into use.

In summary, the entirety of the proposal has been assessed in design terms against policies B1, B3 and B7 and is considered to meet the principles set out in these policies. Furthermore, given the retention of the building's essential features and characteristics on the front elevation and at roof level on the front elevation, the changes being proposed retain the fundamental characteristics that make the building a positive contributor as seen from the public realm.

Neighbourhood Amenity

The introduction of windows to the front elevation is not uncommon in the Mews area. Direct overlooking is not considered to be of any significant as the adjacent properties are over a roads distance apart. The works to the front and the rear do not adversely affect amenity.

No.14 Daleham Gardens have objected regarding loss of privacy. No.18 Daleham Mews does not have a garden and therefore backs directly onto the garden of no.14 Daleham Gardens. However, the garden at no.14 Daleham Gardens is large and the properties will lie approximately 19m apart from each other. Camden guidance to ensure privacy is that there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other. 19m is therefore considered of a significant distance that harmful overlooking will not occur. Although the objectors request screening considering the existing situation and the distance between the houses privacy screening is not considered necessary.

The terrace at the rear already exists. The works only involve the alterations to the terrace which includes a small raised section. It is considered that no significant worsening of existing overlooking will arise from the proposal. The works located within the new lightwell/courtyard will not adversely impact the amenity of any adjoining occupiers.

It is considered that the proposed works will not adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Recommendation Grant Permission

