

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		16/11/2009	
		N/A / attached		<b>Consultation Expiry Date:</b>		27/10/2009	
<b>Officer</b>				<b>Application Number(s)</b>			
Anette de Klerk				2009/4277/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
18 Camden Mews London NW1 9DA				Refer decision notice			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Erection of a single storey front extension over part of the existing roof terrace at second floor level to residential dwelling (Class C3)							
<b>Recommendation(s):</b>		Grant Planning Permission					
<b>Application Type:</b>		Full Planning Permission					
<b>Conditions or Reasons for Refusal:</b>		Refer to Draft Decision Notice					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	5	No. of responses	0	No. of objections	0
				No. electronic	0		
<b>Summary of consultation responses:</b>		A site notice was displayed between 02/10/2009 – 23/10/2009. No response was received.					
<b>CAAC/Local groups comments:</b>		Camden Square CAAC – no comments received.					

## Site Description

The application site comprises a two storey terrace mews property situated on the south side of Camden Mews. The application dwelling is one of 7 mews houses. Some of the properties have roof terraces at the front set behind raised brick parapets and pitched slate roofs at the rear, whilst some of the houses have pitched roofs at the front and roof terraces at the rear. The application building incorporates a roof terrace at the front and pitched roof at the rear.

The building is located within the Camden Square Conservation Area. The building is not listed.

## Relevant History

### **Background:**

Planning permission was granted in November 1971 for the erection of two terraces comprising 18 dwelling houses together with garages approached from Camden Mews, NW1 on the site of 7-13 Camden Square and 14-18 Camden Mews. (11 houses on the former site of 7-13 Camden Square now known as 7 to 17 Camden Square. 7 houses on former site of 14-18 Camden Mews now known as 14-26 Camden Mews).

### No 18 Camden Mews

**9200589:** Planning permission for insertion of dormer in rear roof slope and raising of rear parapet wall granted 20/08/1992.

**PEX0201031:** Planning permission for change of use and works of conversion of existing integral garage for additional residential accommodation granted 04/04/2003.

### No 22 Camden Mews

**2006/4442/P:** Planning permission for the removal of condition 3 of planning permission dated 5/11/1971 requiring the retention of car parking provision and the erection of a timber clad front extension over roof terrace at second floor level to single family dwellinghouse granted 12/12/2006.

## Relevant policies

### **Replacement Camden Unitary Development Plan 2006**

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

### **Camden Planning Guidance 2006:**

### **Camden Square Conservation Area Statement**

## Assessment

### Proposal:

Permission is sought for the erection of a single storey front extension over part of the existing roof terrace at second floor level to residential dwelling (Class C3) to provide an extension to the existing utility room. Two sun pipes are proposed to the front roof slope to provide light to the two existing bathrooms and a roof light would be installed within the new roof slope of the extension. No 22 Camden Mews received planning permission (Ref: 2006/4442/P) for a similar roof extension in 2006.

### Design, scale and appearance

The proposed extension will measure 1.6m in depth and 2.5m in width and will follow the slope of the existing roof. It will be set back approximately 2m from the front parapet. The proposed extension would comprise of a timber frame with stained soft wood cladding and timber framed windows to the side (west) and front (north) elevations. The slope of the existing roof will be extended to encompass the proposed extension and will be constructed with matching artificial slate tiles with a rooflight to the front elevation. Two small clear domed acrylic caps for the sun pipes are also proposed to the main front roof slope.

The proposed extension will be set back by approximately 2m from the front parapet and together with its pitched roofline following the existing roof slope would not be visible from the ground level. The proposed extension would be subordinate to the main and adjacent mews houses. Its relatively small footprint would ensure that a reasonable amount of the roof terrace remains available for continued amenity floorspace.

The new roof of the extension would be covered by artificial slate tiles. The existing roof has artificial slate tiles. It would therefore be considered unreasonable to insist on the use of traditional slate tiles on the new extension. A condition has been attached to ensure that the materials of the extension would match the existing building.

In terms of design, materials, scale and proportions, the proposed extension to the main front roof slope would be considered satisfactory. Normally it would be considered necessary for new roof lights on the front roof slope of the building within a conservation area to be set within the roof slope to ensure that they would not be visible from the street. Although the proposed sunpipes and the roof light would sit proud of the existing roof slope, it is considered acceptable given the character and age of the mews buildings and the limited views of the roofs from the street. It is considered that the proposed development would not have a detrimental visual impact on the character or appearance of the building or the Camden Square conservation area.

### Amenity

The proposed roof extension by reasons of its location and siting (behind the existing shared parapet) would not impact on neighbour amenity adjacent or those opposite. Neither would it impact on the day/sunlight to the adjacent residential occupiers. The proposed extension is satisfactory and is in compliance with policy and SPG guidelines.

### Recommendation

Grant subject to conditions

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