

DISCLAIMER

Decision route to be decided by nominated members on Tuesday 25th March 2008. 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:	27/03/2008
		N/A	Consultation Expiry Date:	20/03/2008
Officer			Application Number(s)	
Bethany Arbery			2008/0499/P	
Application Address			Drawing Numbers	
1 Eglon Mews London NW1 8YS			Refer to draft decision notice.	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Modifications to rear roofslope in connection with the creation of a roof terrace.				
Recommendation(s):	Grant conditional permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	18	No. of responses	01	No. of objections	01
			No. Electronic	00		
Summary of consultation responses:	<p>A site notice was displayed from 28/02/08 to 20/03/08.</p> <p>Adjoining owners/occupiers The occupier of 36E Chalcot Square has raised objection to the proposal on the following grounds:</p> <ul style="list-style-type: none">• Loss of light• Loss of privacy• Noise disturbance					
CAAC comments:	<p>Primrose Hill CAAC No objection.</p>					

Site Description

The application site is 1 Eglon Mews an end-of-terrace property located within a small mews off Berkley Road. The building is a two-storey brick property with a doubled pitched slate roof to the front, it rises sheer to four-storey's to the rear and has a flat roof which adjoins the pitched roof to the front of the building. The property has an open integral 'garage' at ground floor level. All window openings are timber framed. There are 8 rooflights located in the front lower roofslope and 1 in the upper roofslope. There are also 3 'dormer' rooflights (they would be more appropriately described as skylights) located at rear third floor level. The building is not listed, but is located within the Primrose Hill conservation area.

Relevant History

1 Eglon Mews

8542

Planning permission granted on 07/05/70 for a limited period for use of the ground floor as a studio/office.

11499(R)

Planning permission was granted on 20/10/71 for conversion into a single-family dwellinghouse.

32775(R1)

Planning permission was granted on 20/10/81 for the erection of a conservatory and terrace railings at roof level.

8400823

Planning permission was granted on 23/07/84 for the erection of a roof extension and alterations to the front elevation including the provision of a new dormer window.

9003195

Planning permission was granted on 23/08/90 for alterations to the front elevation and the installation of roof lights to the front and rear elevation

2005/2862/P

Planning permission was granted on 21/09/05 for installation of rooflights to the front elevation, together with alterations including lowering of floor slab to increase head height of lower storey; new and enlarged openings to front elevation and new openings in east flank wall.

2006/1303/P & 2006/1305/C

Planning permission and conservation area consent were refused on 02/06/06 for variation of planning permission dated 21st September 2005 (2005/2862/P) for the installation of rooflights to the front elevation, together with alterations including lowering of floor slab to increase head height of lower storey; new and enlarged openings to front elevation and new openings in east flank wall) involving substantial demolition of the building and alterations to the openings in East flank wall, front facade and roof.

2007/0707/P

An application was submitted on 09/02/07 for removal of section of roof adjoining the chimney breast to form terrace and erection of glazed screen at ridge level. Two new windows to west elevation and creation of new basement to provide additional living space. The application was withdrawn on 11/04/07.

2007/1866/P

Planning permission was granted on 18/07/07 for excavation of new basement to provide additional living space for single family dwellinghouse (Class C3).

1 Eglon Mews including ground floor flat of 36 Chalcot Square**2008/0299/P**

An application was submitted on 28/01/08 for change of use from 1x flat (located at ground floor level) and single dwelling house, to provide 1x single dwelling house. The application has not yet been determined.

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. 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)

S1 & S2 – Sustainable development

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation areas

Camden Planning Guidance (2006)

Section 41 – Roofs and terraces

Assessment

Planning permission is sought to make alterations to the rear roofslope in order to facilitate the creation of a roof terrace. The northern most rear rooflight is to be removed and part of the flat roof over removed to allow the creation of an open area within the third floor of the building for use as outdoor amenity space rather than as internal floorspace.

The rear of the application site abuts the rear elevation of a two-storey building with a corrugated roof which is in use as a recording studio. The skylight looks out onto the pitched roof of the building. To the south and south-west is the rear of properties facing onto Sharples Hall Street and Chalcot Crescent. They are in residential use and have windows in their rear elevation which face towards the rear of the application site.

The proposed alterations to the roof form at the rear would result in a slightly strange appearance as there would be an opening in the rear elevation without any window structure and through this it would be apparent that part of the flat roof over was also missing. The rear of the property is not visible from the public realm; its visibility is limited to views of the rear roofslope from the upper floors of neighbouring properties. The roofscape of the mews properties is far from uniform. Nos. 2 and 3 have both been substantially altered at roof level with the addition of glazed and lead staircase enclosures, opaque glass, bamboo and trellis screening. In view of the existing varied roofscape of this row of properties and the limited visibility of the rear of the roof from street level the proposed works are considered to be acceptable in design and conservation area terms. It is not considered that the proposed works would harm the character and appearance of the building, the mews and the conservation area.

The proposed terrace will be substantially enclosed to the rear, with only an opening of 1.0m in width being apparent. The enclosed nature of the terrace means that views from the space are extremely restricted. The view from the terrace would be largely the same as that from the existing window opening. It is therefore considered that there would be no increase in overlooking as a result of the proposal. The occupiers of neighbouring properties have also raised concern about the increased potential for noise disturbance. Whilst officers are sympathetic to residents concerns it is considered that noise is unlikely to be excessive. In the first instance as outdoor amenity space the terrace is unlikely to be used on a daily basis largely due to weather constraints. Furthermore, the terrace is relatively modest in size measuring a mere 2.3m x 2.8m and providing just 6.44sqm of space. In view of this it is unlikely that it could be utilised by large numbers of people at any one time which might result in more significant noise levels. The retention of a large part of the rear wall will also provide a shield to noise. The adjoining properties 2 and 3 Eglon Mews both have much larger roof terraces which would be more likely to generate a greater amount of activity and potential disturbance than that proposed at the application site.

Recommendation: Grant conditional permission.