

Delegated Report		Analysis sheet		Expiry Date:	13/12/2006
		N/A / attached		Consultation Expiry Date:	20/11/2006
Officer			Application Number(s)		
Hugh Miller			2006/4442/P		
Application Address			Drawing Numbers		
22 Camden Mews London NW1 9DA			PL (0) 16 revA; 17 revA; Design and Access statement; Lifetime Holmes standard; Preliminary planning appraisal; Photo sheet. Site Location Plan PL(0)00 revA; 01 revA; 02revA; 03 revA; 04 revA; 05 revA; 06 revA; 08 revA; 09 revA; 10 revA; 12 revA; 13 revA; 14 revA;		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:
Proposal(s)					
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.					
Recommendation(s):		Grant			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	05	No. of responses	01	No. of objections	00
Summary of consultation responses:	<p>One response letter received, which comment as follows:</p> <p>The occupiers of no.24 the adjoining Mews house request that adequate soundproofing insulation is installed along the party walls concerning the garage and terrace in accordance with current Building Regulations Part E (England & Wales). This is due to the open-plan design and positioning of the kitchen units, sockets, switches and services along the party walls.</p> <p>Officer comment: The proposed works will need to comply with Part E of the Building Regulations administered by Building Control.</p> <p>Site Notice displayed 31/10/2006: No response.</p>					
CAAC/Local groups* comments: <small>*Please Specify</small>	<p><u>Camden Square CAAC:</u></p> <ol style="list-style-type: none"> 1. Unlike many of the applications that we receive, this proposal is technically adequate. Indeed we would go so far as to say that it is a model of its kind. 2. In every respect – bulk, scale, materials, rhythm etc – the proposed development will have a positive impact on the conservation area. 3. Our one concern, and this is a relatively minor issue, is that it will be difficult to resolve the junction of the asphalt proposed for the flat portion of the new bathroom roof with the adjoining tiling. Lead would be more appropriate. 4. We therefore support the planning application. Moreover, we would recommend that the Planning Department use this as an exemplar of good practice in any training they might provide for their officers. In our experience such examples are few and far between. 					

Site Description

A 2-storey terrace Mews property situated on the south side of Camden Mews and rear of properties in Camden Square further to the south. The application dwelling is one of 7 Mews houses. Some have roof terrace at the front set behind raised brick parapet and pitched slated roof at the rear, whilst some have pitched roof at the front and roof terrace at the rear. The application building has the former, roof terrace at the front and pitched roof at the rear.

The building is within the Camden Square C.A. It is not listed.

Relevant History

No. 12 Camden Mews – May 1989 Pp **granted** for change of use and works of conversion of existing integral garage for additional residential accommodation, ref. PL/8802651.

No. 18 Camden Mews – April 2003 Pp **granted** for change of use and works of conversion of existing integral garage for additional residential accommodation, ref. PEX0201031.

No. 20 Camden Mews – November 1985 Pp **granted** for change of use and works of conversion of existing integral garage for additional residential accommodation, ref. PL/8501614.

No. 22 Camden Mews – October 1981 Pp **refused** for change of use and works of conversion of existing integral garage for additional residential accommodation, ref. 32998.

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.

RUDP –2006

SD6 – Amenity for occupiers and neighbours

B1 – General design principles

B3 – Alterations and extensions

B7 – Conservation Areas

T9 –Impact of parking

SPG – 2000

Alterations & extensions, section 2.7

Consultation Draft SPG 2006: Extensions, alterations and conservatories.

Assessment

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). The planning permission were subject to conditions, in particular condition 3, which states:

“The whole of the car parking accommodation shown on the drawings shall be provided and retained permanently for the parking of vehicles of the occupiers and users of the remainder of the building provided that nothing in this condition shall prevent the use of part of such car parking accommodation by persons or bodies for such periods and at such times as the Council may from time to time approve in writing. garage shall not be used for any purposes other than those incidental to the enjoyment of the dwelling house or flat, and no trade or business shall be carried out there from”.

Reason: “To ensure the permanent retention of the accommodation for parking purposes and to ensure that the use of the building does not add to traffic congestion.”

The application proposes the following:

- extension at roof level to the front roof terrace area,
- removal of condition 3.

Roof extension

The dimensions of the proposed roof extension are 2.5m width x 3.2m depth (8sqm) total floorpace. The extension would incorporate the existing utility floorspace, which currently housed the water tank and hot water boiler units. The proposed extension would comprise timber cladding, a glazed box enclosure and new slates to match the existing. A set back of approximately 1.5m from the raised front parapet, together with a part pitched, part flat roof would ensure that it would not be visible from the ground level. The proposed extension would be subordinate to the host and adjacent Mews houses. Its relatively small footprint would ensure that a reasonable amount of the roof terrace remains for continued amenity floorspace.

In terms of its design, scale and proportion it would not detract from the appearance of the host building or harm the appearance of the Camden Sq. C.A. The extension is in compliance with SPG guidelines policy B3.

Removal of condition 3

In October 1981, (25 years ago) planning permission was **refused** for change of use and works of conversion of existing integral garage for additional residential accommodation, ref. 32998. Shortly thereafter, the planning records show that three dwellinghouses (Nos. 12, 18, & 20) were granted approval to change the use of their integral garage for additional residential accommodation and alterations to the garage elevation to provide new window (refer to details in the history section above).

Three of the adjacent houses have already been converted their integral garages into additional residential accommodation. In addition to the garage, there are car parking spaces at the rear the houses accessed from the rear garden space. The existing car parking spaces can safely accommodate vehicles without any need for on-street parking. In view of the recent approvals at other address within the group of Mews house (nos. 12, 18 & 20) for the change of use of the garages for additional residential use, officers raised no objections to this proposal, as the loss of garage use would not impact on residential amenities or on-street parking. There is no crossover that requires

reinstating.

Given that the proposal would not impact on on-street car parking, the removal of condition 3 is acceptable.

Please note that both the conversion of the integral garage to habitable floor space and the installation of the window to replace the garage door is permitted development by virtue of Schedule 2, Part 1, Class A of the Town & Country Planning (General Permitted Development Order) 1995 as amended

Neighbour amenity

The proposed roof extension by reasons of its location and siting (behind raised 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 and new window is satisfactory and is in compliance with policy and SPG guidelines.

Approval is recommended.

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