

Delegated Report		Analysis sheet		Expiry Date:		06/12/2006	
		N/A		Consultation Expiry Date:		13/11/2006	
Officer				Application Number(s)			
Cassie Plumridge				2006/3996/P			
Application Address				Drawing Numbers			
4 Baynes Mews London NW3 5BH				Refer to draft decision notice.			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:		
Proposal(s)							
Alterations to rear roof slope to create extension with sliding glazed roof, installation of solar panel and two rooflights to front (south) roof slope, alterations to fenestration at ground floor level and conversion to single-family dwellinghouse (Class C3).							
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	09	No. of responses	03	No. of objections	00
Summary of consultation responses:		Letters of support were received from 5 Baynes Mews and 6 Baynes Mews .					
CAAC/Local groups comments:		The Belsize CAAC raised no objection to the works.					
Site Description							
The subject site falls within the Belsize Conservation Area. Baynes Mews is accessed from Belsize Lane and accommodates 9 properties, characterised as two storey buildings plus attic level. Given the width of the street, the pitch of the roof of the subject building and siting of other properties within Baynes Mews, the front roof slope of the subject building is not easily visible from street level. The subject site abuts directly to the rear buildings in Belsize Park Mews.							
Relevant History							
Planning permission (reference P9600638) granted on 11/07/1996 for <i>formation of new terrace at rear, including the replacement of the existing window in the dormer with French doors</i> .							
Planning permission (reference PW9902301) granted on 21/06/1999 for the <i>retention of two dormer windows, a velux window and roof terrace and trellis screen on the rear roofslope</i> .							

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.

Camden Replacement Unitary Development Plan 2006

- S1 & S2 – Strategic Policy on Sustainable Development
- SD1 – Quality of Life
- SD6 – Amenity for Occupiers & Neighbours
- SD9 – Resources and Energy
- B1 – General Design Principles
- B3 – Alterations & Extensions
- B7 – Conservation Areas
- T7 – Off-Street Parking, City Car Clubs and City Bikes Schemes
- T9 – Impact of Parking

Supplementary Planning Guidance 2002

- Section 2.7 - Alterations & Extensions
- Section 2.8 – Roofs and Terraces

Belsize Conservation Area Statement

Assessment

Proposal:

The scheme seeks planning permission for alterations and additions to the building including alterations to the existing dormers on the rear roof slope, the installation of a solar panel and two rooflights to the front (south) roof slope and alterations to the front fenestration at ground floor level. The drawings also indicate that it is intended to internally connect the ground and first floor and use them as a single-family dwellinghouse.

It is clear that previously the ground floor was used to provide employment floorspace (there are mechanics pits within the floor). The ground floor was previously owned by Camden Council, it was leased to the occupier of 3 Baynes Mews in 2000. In the lease which was dated 18.10.00 it is clear that the intended use is as employment space. The occupier of the first floor of 4 Baynes Mews leased the space from the occupier of No. 3 in 2003 and since this time have used it as storage space in connection with the first floor flat. This is supported by business rate records which indicate that it was rates for business purposes until December 2003. In their statutory declaration dated 06.12.06 the occupier of the first floor states that the occupier of No. 3 did not use the ground floorspace for employment purposes for some time prior to them obtaining the lease. They declare that the occupier of No. 3 was unable to lease the employment space and therefore used it as personal storage space in connection with their own residential property. On the balance or probability it is considered that the ground floor has been used as residential floorspace for more than 4 years although not connected to the first floor as a single home for all of this time.

Discussion:

- The proposal will allow the amalgamation of a ground floor level residential garage and a first floor level flat to form a single-family dwellinghouse. The loss of the garage is considered to be acceptable since it was never intended and has not been used to provide car parking to the first floor level flat. It has only ever been used for storage in connection with residential accommodation. The flat has been in existence prior to the garage being used for this purpose. There will be no increase in the number of dwellings on site and therefore there will be no increase in the demand for on-street car parking.
- The proposed changes at front ground floor level are considered to be acceptable. Whilst the ground floor is to be converted to habitable accommodation the traditional timber garage style doors are to be retained. This is welcomed.
- The solar panel would protrude a maximum of 108mm above the roof profile. The rooflights project less than this. The solar panels and rooflights are considered to be a modest addition that would not adversely impact on the street scene. Given the width of the street, the pitch of the roof of the subject building, and

the siting of other properties within Baynes Mews, the front roof slope of the subject building is not easily visible from street level.

- The alterations to the rear roof slope is considered to be acceptable, it would complement the host building and integrate well with the surrounding Conservation Area.
- The rear of the building is not visible from street level given that the site directly abuts the rear of the properties in Belsize Park Mews, and whilst the proposal does not comply with the recommended layout in the SPG, the design is considered acceptable in this instance. The dormer will sit below the ridge of the host building and is set in from side boundaries, ensuring that the dormer would not dominate the rear elevation. The materials will match the existing, although the roof has a sliding glazed roof. This will not be visible at all from street level, and will only be visible when viewed from above.
- The dwelling would be provided with good internal amenity. The fully glazed roof to service the mezzanine level would provide a good level of internal amenity for this room. The light slot will provide access to natural light to the rear of the ground floor.
- The works are located away from side boundaries, would not adversely impact on the adjacent properties with regard to access to sunlight, daylight, or sense of enclosure, and thus is considered to be consistent with Policy SD6 of the revised UDP.
- The proposed works are considered to be respectful of the character and appearance of the building, to preserve the character and appearance of the street scene and wider Conservation Area, to be unobtrusive in the surrounds and in no way detrimental to the amenity of surrounding properties. The works are considered to have appropriate regard for relevant policies of the Replacement UDP (Policies S1, S2, SD1, SD6, SD9, B1, B3, B7, T7 and T9).

Recommendation: Approve.

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