

Delegated Report (Members' Briefing)		Analysis sheet		Expiry Date:	26/09/2006
		N/A / attached		Consultation Expiry Date:	01/09/2006
Officer			Application Number(s)		
Grant Leggett			2006/3511/P		
Application Address			Drawing Numbers		
110 Camden Mews London NW1 9AG			Location Plan; 00377/TP2/001; 00377/TP2/002		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	Date:	
Proposal(s) Two storey side extension and associated alterations to existing single family dwelling house (Class C3).					
Recommendation(s):		Grant Planning Permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	19	No. of responses	01	No. of objections	00
Summary of consultation responses:	No objection.					
CAAC/Local groups' comments:	<p>Camden Square CAAC. Response dated 08/09/2006. Objection.</p> <ul style="list-style-type: none">Concerns about the bulk of the building. The area and volume of the building are inappropriate in comparison with other properties and developments in the Mews. <p>Response: <i>The bulk and massing of the extension respects the scale and proportions of the host building and the character and appearance of the mews and conservation area. The bulk and massing is no greater than that approved in January 2006.</i></p> <ul style="list-style-type: none">The basement excavation and the creation of a larger garage space are also inappropriate. The basement area at 40m² is sizeable. <p>Response: <i>The excavation of the basement does not manifest itself in any external changes and therefore does not affect the character and appearance of the building or conservation area.</i></p> <ul style="list-style-type: none">There is likely to be some overshadowing of neighbouring properties. The existing building is approx 7m from the rear of 167 York Way. The proposal extends to within 1.5m of that property and the existing ground and first floor windows. There may be a detrimental loss of light subject to the use of the affected rooms. <p>Response: <i>The potentially affected windows at 167 York Way are non-residential. Council policy only seeks to preserve amenity to habitable room windows.</i></p> <ul style="list-style-type: none">The proposal fails to enhance the conservation area and should be rejected. This is an inappropriate infill between two existing properties that would interrupt the view through the rear of properties fronting York Way and would unbalance the rhythm reflected on the opposite NW side of the Mews. <p>Response: <i>The character and appearance of the conservation area would be preserved. The loss of the space between 110 Camden Mews and 167 York Way is not considered to cause harm to the CA. The development is the same bulk and massing as the January 2006 permission.</i></p>					

Site Description

The application relates to a two-storey end of terrace dwellinghouse (Class C3) situated on the east side of Camden Mews. The land to be occupied by the extension is actually the rear garden of no.167 York Way.

167 York Way is a three-storey end of terrace building with a two-storey back addition. The lower floors are in commercial use with a residential flat on the 2nd floor which is accessed through the commercial unit. There is also an access door on Camden Mews (numbered as 114 Camden Mews) which was historically a residential flat but is now used as ancillary storage and meeting rooms for the commercial use of the ground and first floors of 167 York Way.

The garden space is accessible only the commercial unit at 167 York Way.

The site is within the Camden Square Conservation Area.

Relevant History

March 1989: Planning permission **granted** for erection of additional floor over existing garage to provide new library and bathroom extension to house.

January 2006: Planning permission **granted** for erection of two-storey residential unit (Class C3) on land adjacent to 110 Camden Mews.

Relevant Policies

London Borough of Camden Replacement Unitary Development Plan 2006

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

Supplementary Planning Guidance 2002

Camden Planning Guidance Consultation Draft 2006

Assessment

Permission is sought for a two-storey plus basement side extension to the house, to occupy land currently to the rear garden of 167 York Way. The extension would protrude 5.3m from the existing flank wall of the house and be flush with the street edge. External alterations to the existing building are also proposed, and the ground floor of the extension would be used as a garage with a vehicle, the existing garage being replaced with a new walk-in entrance.

Urban design

The extension would occupy almost all the open space around the dwelling and to the rear of 167 York Way, leaving only a 1500mm x 7300mm paved strip to the north flank, presumably to be used for bin storage. This amounts to 78% of the existing garden space being occupied by extensions, and 92% of the site being covered by buildings. Policy B3 states that extensions must respect the form, proportions and character of the building and its setting, including the garden and nearby trees.

However the extension would occupy almost the same footprint and have the same bulk and massing as the approved two-storey dwelling (Jan 2006). The loss of the openness provided by the garden space has therefore been previously considered acceptable. While the Replacement Unitary Development Plan 2006 has been adopted since the January decision the relevant policy has not changed in its intent and it would not be reasonable to refuse this application on the grounds of the failure to respect the setting of the buildings as provided by the garden space.

The elevational design of the alterations and extension is acceptable. The character and appearance of the building, which has a mews style would be respected and appropriately continued. The alteration to the ground floor elevation to provide a new entrance are acceptable, as is the provision of a new garage door which is typical of the mews.

Residential amenity

The loss of garden area is also a consideration in respect of residential amenity. However, this garden has limited amenity value due to its poor condition and accessibility only by the commercial uses on the lower floors of number 167 and not the residential flat above. The boundary wall along Camden Mews obscure public views of the garden and it has little public amenity value. The loss of the garden area is considered acceptable.

It is not considered that the proposal would be likely to have any significantly detrimental impact on amenities of neighbouring occupiers in terms of noise disturbance, outlook or loss of daylight/sunlight.

Transport

The development involves the relocation of the entrance to the ground floor garage, the principle of which is acceptable. The existing garage does not have a crossover or drop-kerb to enable access for a vehicle to the garage. This is not unusual in Camden Mews where the kerb is set quite low – vehicles can, in many cases, readily drive over the low kerb to access their garages. The mews is also very narrow and it is questionable as to how much use a garage would get given the difficulties in manoeuvring into and out of the garages. It is therefore not considered expedient to impose a Grampian condition requiring a crossover to be created.

The development might have implications for the Traffic Management Order relating to Camden Mews. An informative must therefore be added to alert the applicant to this.

Recommendation

Planning permission should be **granted** subject to conditions.

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