

Delegated Report		Analysis sheet		Expiry Date:	08/09/2006
		N/A		Consultation Expiry Date:	25/08/2006
Officer			Application Number(s)		
John Carter			1) 2006/2127/P 2) 2006/2128/C		
Application Address			Drawing Numbers		
102 Camden Mews London NW1 9AG			See decision		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		Date:
Proposal(s)					
1) Demolition of existing house and adjacent garages and construction of two terraced houses (Class C3). 2) Demolition of existing house and adjacent garages (Class C3).					
Recommendation(s):		1) Refuse Planning Permission 2) Refuse Conservation Area Consent			
Application Type:		Full Planning Permission and Conservation Area Consent			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	22	No. of responses	02	No. of objections	02
Summary of consultation responses:	Design of the houses and the dynamics of the cladding out of keeping with the other buildings in the Mews. <u>Officer's comments</u> <i>The applicant proposes to use terracotta tiles as a cladding material. The surrounding dwellings are predominantly brick and render. The introduction of terracotta would be contrary to the character of the conservation area. It is also considered that the proposed dwellings are too similar to the new dwellings directly next to the subject site, potentially creating a terracing effect, which would be out of character with the surrounding mews properties.</i>					
	Loss of light to rear of 4 Cliff Road <u>Officer's comments</u> <i>It is not considered that the proposed development would lead to an unreasonable loss of light to the properties at the rear of Cliff Road, as there is significant separation distance between the proposal and these dwellings.</i>					
	Overlooking <u>Officer's comments</u> <i>It is not considered that the proposed development would lead to an unreasonable overlooking to the rear of 4 Cliff Road as there is significant separation distance between the proposal and this dwelling.</i>					
	The existing building should be retained <u>Officer's comments</u> <i>This issue is discussed in detail in the body of the report. It is agreed that the existing building should be retained.</i>					
	It is proposed to replace an existing 2-storey building (and it's adjacent single storey garages with two three-storey buildings. The existing building and the two garages currently create a sense of place and allow the greenery of the trees and gardens behind to be visible from the Mews. The proposed 3-storey buildings are of a height that would block this sense of space and create a uniformity of height where previously there has been character variation and openness of feel.					
	The design of the buildings is not up to the standard, appears to be bland and has little architectural merit <u>Officer's comments</u> <i>The bulk design and character of the existing dwelling makes a positive contribution to the conservation area. Should the removal of the building be justified the replacement building would also need to make a positive contribution to the conservation area. It is not considered that the proposed buildings are of the required standard.</i>					
	Concern about disruption during construction <u>Officer's comments</u> <i>Noise and disruption during construction would not be an adequate reason for refusing the application.</i>					

**CAAC/Local groups*
comments:**
*Please Specify

Camden Square Conservation Advisory Committee
No comments received

Site Description

The application site is located on the eastern side of Camden Mews in the section of mews known as Camden Mews North. The building appears to be an early example of property developed to service the grand townhouses of Camden Square laid out around the mid 1840's. The existing building is a typical early/mid-nineteenth century two-storey, painted brick mews with shallow pitched slate roof, ground floor structural opening and winch door opening, but unusually has been aligned with the flank/west elevation fronting the road. The site also contains a single storey lean-to garage with terrace above, adjoining the main-southern elevation, which is considered to have been built over the original cobbled courtyard, and additional single storey garage adjacent to that. The southern elevation of the building, punctuated with traditional timber sash windows is extremely visible in oblique views from Camden Mews over the roof of the two adjacent single storey garages.

Relevant History

2005/3151/P – Withdrawn

2005/4055/C – Withdrawn

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.

Replacement Unitary Development Plan 2006

SD6 - Amenity for occupiers and neighbours

SD9 – Resources and energy

H1 – New housing

H7 – Lifetime homes and wheelchair housing

B1 – General design principles

B7 – Conservation areas

T3 – Pedestrians and parking

T8 – Car free and car capped housing

T9 – Impact of parking

Supplementary Planning Guidance

Roofs and terraces

Internal arrangements

Access for all

Lifetime homes and wheelchair housing

Residential development standards

Overlooking and privacy

Planning Policy Guidance 15 – Planning and the Historic Environment

Assessment

The applicant proposes to demolish the existing building and construct two new dwellings on the site.

Demolition of the existing building

Camden Mews was laid out at the same time as Camden Square and the adjoining streets. It was intended that stables and coach houses would be built here to service the surrounding substantial houses. However, many sites remained empty as the area failed to maintain its early desirability, only being developed in the post WWII period. Consequently, the survival of a Victorian service building in anything approaching its original condition is comparatively rare. The Camden Square Conservation Area was extended in 2002 so as to include this portion of Camden Mews and the assessment specifically states that no.102 makes a positive contribution to the character and appearance of the Conservation Area.

Policy B7b of the Replacement Unitary Development Plan 2006 clearly states that, "The Council will not grant conservation area consent for the total demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area." Section 3.8.6 of the Council's Supplementary Planning Guidance would also support the retention of this particular building.

Planning Policy Guidance 15 s.3.19 outlines the criteria by which applications for Conservation Area Consent will be assessed. These include the condition of the building and the cost of repairing it, the adequacy of efforts made to retain the building in use and the merits of alternative proposals for the site.

The applicant has provided a document entitled 'Case for demolition of existing properties' The applicant argues that the building was probably constructed as a work unit and that in its current form the building falls short of approaching normal planning and building regulation requirements. However, it is considered that the building, which is of Victorian origin, would have been likely to have had a residential component for much of its history and has the ability to offer an adequate standard of accommodation.

The applicant states that the building is of a basic and flimsy construction rendering it extremely environmentally unfriendly due to its poor thermal insulation. While it is recognised that a modern building would have better thermal characteristic than buildings of the age and character of the mews property it is not considered that this would be a valid reason for its removal.

The applicant comments that structurally the building is poor condition and has provided a report entitled 'Brief Report on the Structural Condition of 102 Camden Mews, London NW1. This report concludes that 'this old, initially, cheaply built structure, further weakened by unwise alterations, needs to be substantially replaced, very little of it being worth saving. That as it stands, it is in part dangerous in the near future if neglected. Although theoretically it might be possible to prop up the first floor south wall, containing the door to the terrace and two windows to be able to improve the foundation wall underneath, it is doubtful whether this would be cost effective'.

It is recognised that there are structural issues with the property, particularly in relation with the garage, which has recently been damaged due to the construction of the new garage directly next door. It is not considered that these problems are in any way insurmountable and that insufficient evidence has been submitted to prove that the removal of the building is warranted. In particular no financial information detailing the costs of the required works to the building have been submitted. Given the information supplied as a case for the demolition of the building and the proposed buildings it is not considered that the works would meet the tests of PPG 15.

It is not considered that the existing garages make a positive contribution to the conservation area, however their demolition would only be permitted if an appropriate replacement building was proposed.

Proposed new dwellings

The applicant proposes to construct two new dwellings on the site. The new dwellings are three stories in height with the top storey sloping away from the front parapet in order to reduce the impact of this bulk on the streetscene and a rear terrace. While the council wishes to see the creation of new dwellings within the borough, new development must be of the appropriate standard and should positively contribute to the character of the conservation area.

Three new houses on the adjacent plots were granted permission in 2002 and are now nearing completion. These are of a similar size and style to those proposed here and when considered together would create a terracing effect and a sense of repetition and uniformity that would be detrimental to the streetscene. The

overriding character of Camden Mews is one of irregularity, in terms of scale and design, reflecting its piecemeal development over 150 years. In particular, many sites were developed from the 1930s onwards as individual architectural compositions of significant quality. Any move towards a more homogenous streetscape should be resisted. The design of the replacement dwellings is not considered to be acceptable.

The materials proposed to be used in the new dwellings are not considered to be acceptable. Although there is significant variation of materials in the mews as a whole the use of terracotta tiles for a cladding material and grey powder coated aluminium for the roof is considered to be inappropriate.

The application does not detail how the proposed development will address the 'Lifetime Homes' standards required under Policy H7 which seek to ensure that developments are capable of meeting the different requirements created by changing life circumstances, such as having a family and old age. Policy SD9 Resources and Energy has also not been adequately addressed in the application. The applicant should demonstrate what measures are to be taken in the design and operation of the building to conserve energy and resources.

Residential amenity

It is not considered that the proposed development would have any adverse effects in terms of residential amenity. In particular it is not considered that the proposed rear terrace would result in any overlooking or loss of light to the Cliff Road studios directly to the rear of the subject site as there is adequate separation distance between the properties.

Transport

This area is located within the (CA-N) (Camden Square) Controlled Parking Zone, which allows parking by permit only Monday – Friday 08.30 – 18.30. The net gain of one residential dwelling could contribute to parking pressure within the area, which is already subject to overnight parking stress (overnight parking is at approximately 80 percent of capacity). It is therefore recommended that any additional residential dwelling be designated car-free, such that future occupiers would be ineligible for an on-street parking permit. The car-free designation for additional residential flats would need to be established by way of a s106 agreement.

It is recommended that planning and conservation are consent be **refused**.

Disclaimer

This is an internet copy for information purposes. If you require a copy of the signed original please contact the Culture and Environment Department on (020) 7974 5613