

Delegated Report	Analysis sheet		Expiry Date:	10/09/2014		
	N/A / attached		Consultation Expiry Date:	14/08/2014		
Officer			Application Number(s)			
Sally Shepherd			2014/4503/P			
Application Address			Drawing Numbers			
19 Maryon Mews London NW3 2PU			Refer to decision notice			
Proposal(s)						
Erection of a rear two storey infill extension at first floor level						
Recommendation(s):		Grant Planning Permission				
Application Type:		Householder Application				
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	06	No. of responses	00	No. of objections	00
			No. electronic	00		
Summary of consultation responses:	A site notice was displayed from 23/07/2014 to 13/08/2014 A press notice was published from 24/07/2014 to 14/08/2014 No responses received					
CAAC/Local groups* comments: <small>*Please Specify</small>	Hampstead CAAC: No response received					

Site Description

The application site is an end of terrace property which forms part of a terrace of five properties situated in the northern section of Maryon Mews. The mews is a gated development that comprises two and three storey houses and flats built in the 1970s. The properties are constructed in yellow stock brick with aluminium fenestration and white timber cladding.

The application site is located within the Hampstead Conservation Area and is not listed.

Relevant History

19 Maryon Mews (application site):

2013/6243/P – Planning permission granted on 11/02/2014 for erection of stairwell, installation of metal balustrade and timber fencing at roof level in association with creation of roof terrace to dwelling house (Class C3)

2011/5573/P – Planning permission withdrawn on 21/12/2011 for erection of infill extension with new windows at first and second floor level to rear elevation of dwelling house (Class C3). *The application was withdrawn as access was not provided for a site visit.*

2011/5877/P – Planning permission withdrawn on 08/08/2012 for extension at roof level to create new stairwell enclosure to access proposed roof terrace, including installation of three rooflights, timber decking and fencing to dwelling house (Class C3). *The application was withdrawn because additional information to make the application valid was not provided.*

21 Maryon Mews

2011/2044/P – Planning permission granted on 20/06/2011 for alterations and additions including rear infill extension with new windows at first and second floor level, access to roof terrace and timber fencing at roof level in connection with use as a roof terrace to existing house (Class C3)

22 Maryon Mews

PW9902359 – Planning permission granted on 21/06/1999 for the erection of an infill extension at rear second floor level, and the creation of roof garden, including the provision of a staircase enclosure, on the existing flat roof.

23 Maryon Mews

PW9802530 – Planning permission granted on 24/08/1998 for alterations to building to enclose existing patio area at upper ground floor level to provide additional living accommodation.

PW9802716 - Planning permission granted on 02/10/1998 for alterations and extension at rear first floor level to provide an enlarged bedroom.

Relevant policies

National Planning Policy Framework 2012 London Plan 2011

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

DP24 Securing high quality design

DP25 Conserving Camden's heritage

DP26 Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG 1 – Design

CPG – Amenity

Hampstead Conservation Area Statement 2001

Assessment

Proposal

Planning permission is sought for a rear two storey infill extension at first floor level. It would replace the existing terrace at first floor level and would include the installation of two rear windows.

Assessment

The main planning considerations are:

- the impact of the proposal on the character and appearance of the host property and the Hampstead Conservation Area (design/visual appearance)
- the impact of the proposal on the amenity of neighbouring occupiers.

Design

The application site forms part of a terrace of five houses in the northern section of the mews. The application seeks to infill the gap at the rear first and second floor level to provide additional floorspace. The proposal would see the existing terrace at first floor level replaced with a brick elevation rising to roof level, with a window to each floor.

The rear of the terrace originally featured gaps between the houses at second floor level, but nos. 21, 22 and 23 Maryon Mews have infilled these gaps using stock brick. As the original void to solid rhythm has been lost, an additional infill at no. 19 would not harm the appearance of the building or the terrace. The site backs on to a railway line, and the rear of the terrace is not visible from the public realm, however it is visible from the rear of the properties in Heath Hurst Road. The design of the extension would not harm the appearance of the terrace and the materials would match those used in the original construction of the mews.

In light of this it is considered that the proposed addition is acceptable as it complies with Policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the LDF

Amenity

Due to the location of the extension within an existing gap, it is not considered that the proposal would cause any concerns regarding loss of sunlight, daylight or outlook due to the positioning of the extension. No overlooking would occur from the proposed windows as they look out onto the railway line.

Whilst the loss of part of the outdoor terrace is regrettable, planning permission was recently granted for a roof terrace which would provide a larger amount of outdoor amenity space and it is not considered that this would not cause significant harm so as to warrant refusal of the application. In light of the above, the proposed first floor rear extension is not considered to adversely impact upon neighbour amenity in terms of overlooking, loss of privacy, loss of sunlight or daylight and complies with Policy DP26 of the LDF.

Recommendation

Grant Planning Permission