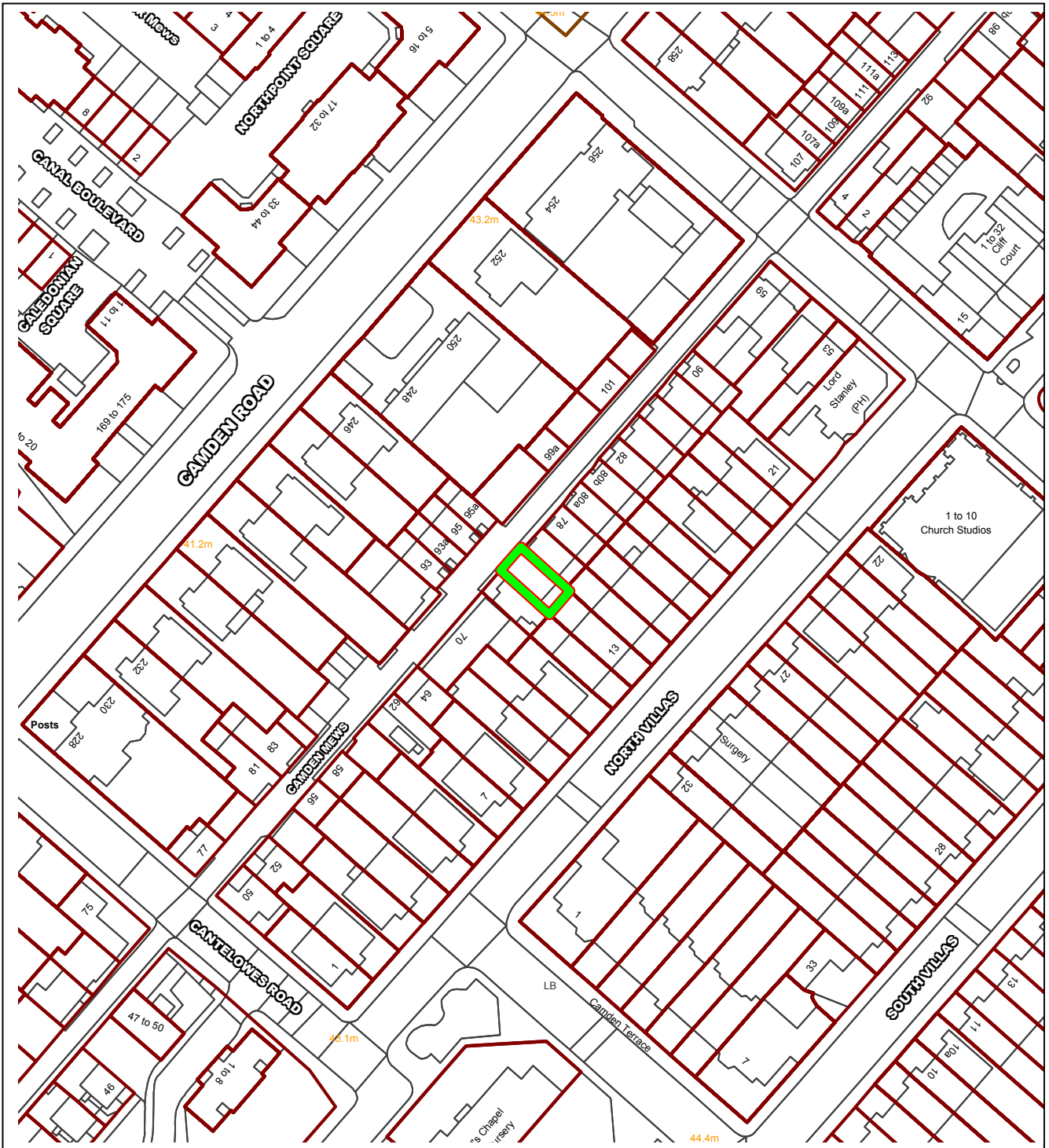


74 Camden Mews



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Delegated Report (Member's Briefing)		Analysis sheet N/A / attached	Expiry Date: 07/07/2014
			Consultation Expiry Date: 26/06/2014
Officer Fergus Freaney		Application Number(s) 2014/3258/P	
Application Address 74 Camden Mews London NW1 9BX		Drawing Numbers See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature
Proposal(s) Single storey roof extension, including replacement of rear 1st floor window.			
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	18	No. of responses	06	No. of objections	04
			No. electronic	00		
Summary of consultation responses:	<p>Site notice: 30/05/2014 – 20/06/2014 Press notice: 05/06/2014 – 26/06/2014</p> <p>3 supports were received.</p> <p>4 objections were received, summarised as follows:</p> <ul style="list-style-type: none"> - Roof extension should not be brought forward of existing building line at the front and rear as this will impact upon visual amenity. <i><u>Officer comment:</u> The scheme has been substantially revised to reduce the extension's footprint on the roof; it is now in line with other extensions on surrounding buildings.</i> - Loss of light at ground floor levels of surrounding buildings. <i><u>Officer comment:</u> Following the revision of the scheme to set it back from the front and rear of the building there would be no harm to light levels at habitable rooms in surrounding properties.</i> - Loss of light to neighbouring roof terrace. <i><u>Officer comment:</u> Please see section 3 for further details.</i> - Outlook from the properties to the rear on North Villas will be affected: <i><u>Officer comment:</u> The scheme has been set back from the rear building line and is now in line with other roof extensions on Camden Mews which are also overlooked by properties on North Villas.</i> - It sets an unwelcome precedent and represents overdevelopment of the site. Nor does it follow Camden's policies or planning guidance. <i><u>Officer comment:</u> Out of the 11 two storey mews buildings in this terrace 9 have roof extensions. Following revisions the proposed roof extension would be smaller than many other neighbouring roof extensions. It is not considered to be overdevelopment of the site as it will be secondary to the host building.</i> - Overdevelopment such as this will impact upon parking. <i><u>Officer comment:</u> The proposal is to extend the existing property, there will be no increase in the number of residential units and therefore no impact on parking.</i> 					

CAAC/Local groups*
comments:
*Please Specify

Camden Square CAAC – No comments received.

Site Description

The site is located on the south east side of Camden Mews. It comprises a 2 storey med terraced mews property.

The site is not a listed building, but is located within the Camden Square Conservation Area.

Relevant History

2011/4265/P - Non material amendment to approved scheme granted on 20/10/2010 (ref: 2010/4548/P) for the conversion of existing garage into a utility/spare room and associated external alteration to include replacement of windows and doors on front and rear elevation and the installation of a perforated metal screen to ground floor front elevation of single dwellinghouse (Class C3). Amendment to garage door frame, front door fixed glazing to opening glazing, sub division of opening to rear ground floor windows, subdivision of glazing and non part-glazed roof in relation to first floor rear windows. *Granted 27/09/2011*

2011/2714/P - Installation of a new flue at roof level to dwelling (Class C3). *Granted 07/07/2011*

2010/4548/P - Conversion of existing garage into a utility/spare room and associated external alteration to include replacement of windows and doors on front and rear elevation and the installation of a perforated metal screen to ground floor front elevation of single dwellinghouse (Class C3). *20/10/2010*

Relevant applications at surrounding sites

78 Camden Mews. 2012/2867/P - Erection of second floor roof extension including dormer window at rear, installation of window as replacement of garage door at front ground floor level to dwelling house. (Class C3). *Granted 26/07/2012*

Relevant policies

LDF Core Strategy and Development Policies

CS1 – Distribution of growth

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 2011 (CPG1: Design; CPG6: Amenity)

Camden Square Conservation Area Statement

NPPF

Assessment

1. Proposal:

- 1.1. Permission is sought for the erection of a full width single storey roof extension.
- 1.2. The proposal has been amended during the consultation period to significantly reduce its size on the roof, setting it back from both the front and rear building line.

2. Assessment:

Design

- 2.1. The proposed roof extension would measure approx.. 6.5m in width x 2.4m in height 4.3m in depth. It would be set back from the front of the building by approx. 4.7m and from the rear of

the building by 2m.

- 2.2. The extension would be clad in zinc and contain separate glazing for the stairwell and bedroom at the front, and full width, obscure glazing at the rear.
- 2.3. The application site is part of a long terrace of 2 storey mews type buildings the majority of which have some sort of roof addition or alteration, 6 of which having a full width roof extension. The mews buildings are all of an eclectic mostly non-uniform design and this is echoed in the roof extensions which generally do not follow a specific style or form, yet still broadly respect the design and appearance of the host buildings.
- 2.4. The application site is one of the few properties which does not have a roof extension. Given the nature of the host building and the wider character of set back roof extensions on the mews buildings it is considered that the principle of a roof extension is acceptable.
- 2.5. The proposed design is considered to be acceptable, it would read as a contemporary addition to the building and given that it is set back by approx. 4.7m from the front building line it would not be overly visible from the narrow street.
- 2.6. This is supported by Camden Planning Guidance which advises that additional storeys and roof alterations are likely to be acceptable where there are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm and where alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form.

3. Amenity

- 3.1. There would be limited impact on the amenity of adjoining neighbours with regard to sunlight/daylight and overlooking.
- 3.2. As it is set back from both the front and rear building line it would not affect sunlight or daylight to any neighbouring habitable rooms. Whilst there may be some impact on direct sunlight levels on part of the roof terrace at the adjoining property to the north east (76 Camden Mews) this would only be at certain times of the day at certain times of year (when the sun is low) and part of the terrace will still receive direct sunlight.
- 3.3. Furthermore it should be noted that there is an existing fence at the boundary between 76 and 74 Camden Mews. Following the revision to reduce the footprint of the proposal the extension will only be 1.4m higher than this fence for a length of approx. 2.1m; and 90cm higher for a length of approx. 2.2m. The parts of the neighbouring roof terrace to the front of the extension (approx. 3m in length) and the rear (approx. 1.4m in length) will therefore not be shaded by the proposal. It is not considered that this impact is so harmful to justify refusal on the grounds of impact to sunlight/daylight to the neighbouring terrace.
- 3.4. To the rear, the glazing would be obscured at the upper half to avoid overlooking to the rear of properties on North Villas (and vice versa to restrict views from North Villas into the application sites' bedroom). In order to protect the amenity of neighbouring residents in terms of overlooking a condition will be attached restricting access to the roofspace at the front and rear of the extension for maintenance purposes only and not as outdoor amenity space.

4. Summary

- 4.1. The proposal is considered to be acceptable on both design and amenity grounds. There is a character of roof extensions on the mews properties and there would be no harm to habitable

rooms of adjoining properties.

Recommendation: Grant Planning Permission

DISCLAIMER

Decision route to be decided by nominated members on Monday 28th July. For further information please go to www.camden.gov.uk and search for 'members briefing'

Mr Andrew Llowarch
74 Camden Mews
London
NW1 9BXApplication Ref: **2014/3258/P**
Please ask for: **Fergus Freaney**
Telephone: 020 7974 **3366**

23 July 2014

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application GrantedAddress:
**74 Camden Mews
London
NW1 9BX****DECISION**Proposal:
Single storey roof extension, including replacement of rear 1st floor window.
Drawing Nos: EX_LA01; EX_GA05; 06; 10; 11; 13; 15; 16; 17
PR_GA05A; 06A; 07A; 12A; 13A; 15A; 16A; 17A

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).



- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: EX_LA01; EX_GA05; 06; 10; 11; 13; 15; 16; 17

PR_GA05A; 06A; 07A; 12A; 13A; 15A; 16A; 17A

Reason: For the avoidance of doubt and in the interest of proper planning.

- 3 The obscure glazing on the approved rear windows, as shown in drawing number PR_GA16A shall be installed prior to commencement of use of the extension and retained permanently thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

- 4 The flat roof at the front and rear of the approved extension shall only be accessed for maintenance purposes only and shall not be used as a terrace or outdoor amenity space.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy CS5 of the London Borough of Camden Local Development Framework Core Strategy and policy DP26 of the London Borough of Camden Local Development Framework Development Policies.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Rachel Stopard
Director of Culture & Environment

DRAFT

DECISION



View to the south west from roof of application site.



View to the rear of properties on North Villas



View to the north east with boundary at 76 Camden Mews (Yellow shows depth of proposed extension)