

Delegated Report		Expiry Date:	08/09/2014	Officer:	David Peres Da Costa
Application Address		Application Number(s)	1st Signature	2nd Signature	
19 McCrone Mews London NW3 5BG		2014/3989/P			
Proposal(s)					
Conversion of 1 x bed flat at ground and 1st floor (No.19) and change of use of garage at ground floor (No.6) to create 2-bed flat at ground floor and 1-bed flat at 1st floor and erection of additional floor at 2nd floor level to create 2x 2-bedroom flats (Class C3).					
Recommendation(s):		Refuse planning permission			
Application Type:		Full planning permission			
Consultations	Date advertised	21 days elapsed	Date posted	21 days elapsed	
Press notice	24/7/14	14/8/14	Site notice	17/7/14	7/8/14
	Date sent	21 days elapsed	# Notified	# Responses	# Objections
Adjoining Occupier letters	15/7/14	5/8/14	44		6
Consultation responses (including CAACs):	<p>6 Letters of objections received from occupants of Baynes Mews and Daleham Mews</p> <ul style="list-style-type: none"> • Additional floor will be dominant intervention which will change the streetscape considerably and contribute to losing the characteristics of a mews; the proposed increased in the scale of the buildings will be incongruous when viewed in relation to its neighbours • it will obscure the views through to the buildings behind which are noted as making a positive contribution to the conservation area • Detailing of the 2nd floor continuous balcony is not sympathetic to the mews • Loss of sunlight to 19 Daleham Mews and 6 Baynes Mews • Overshadowing of rooflights on Baynes Mews • Conversion of garage to domestic use was rejected at 19 Daleham Mews • Harm to the one of the most charming little enclaves in the area • Impact on parking • Contrary to the conservation area policy and sets a dangerous precedent • London Plan density limits • Single aspect contrary to guidance • Quality of accommodation of ground floor unit • Impact of construction on highway • Conversion of mews properties into hybrid townhouses • The character and symmetry of the Mews would be lost • Harm to the existing roofscape which is an integral feature of the area • Staircase would allow easy access to roof of Baynes Mews • charm of McCrone Mews lies in the simplicity of its original 19th century structures • views of the sky and buildings beyond, from Belsize Lane through the archways of the mews, would also be lost giving an overbearing, overly dense feeling 				

Belsize Conservation Area Advisory Committee: No objection, seems quite well done.

Site Description

The site is a two storey mews in residential use at first floor and with some commercial use at ground floor. The mews is accessed through an archway from Belsize Lane and is surrounded by other mews properties: Baynes Mews to the north and Daleham Mews to the west. The site falls within the Belsize Conservation Area but is not listed.

Relevant History

9005200 & 9005201: Redevelopment of the site to provide four houses and a building for Class B1. Refused 09/04/1991

9070843 & 9070844: Demolition of all the properties in the Mews. Refuse 09/04/1991

PW9802946: Alterations and extensions to existing building to provide 2 additional flats at second floor level above the existing archway entrance to the Mews (82-86 Belsize Lane) and conversion of part of the garages/storage area at ground floor level (within the Mews) to Class B1 use. Granted 09/08/1999

PWX0002447: Change of use of garages/stores no(s) 2, 3, 4, 6, 7 and 8 at ground floor level to Class B1 (Business). Granted 01/08/2000

1-6 McCrone Mews and 82-86 Belsize Lane NW3

9100739: Works of conversion and alterations to existing two storey mews buildings to provide 4 residential units together with 4 integral garages and the erection of a 4 storey building. Refuse 26/03/1992

9160079: Demolition of the building fronting Belsize Lane. Refuse 26/03/1992

9100740: Works of conversion and alteration to the two storey mews buildings to provide 4 residential units with 4 internal garages and the erection of a 3 storey building on the Belsize Lane frontage for use for A1 A2 or B1 purposes on the ground floor and B1 purposes on the 1st and 2nd floors. Granted 15/10/1992

9160080: Demolition of the two storey building fronting Belsize Lane (82-6 Belsize Lane). Granted 15/10/1992

PW9702154 & CW9702155: Works of conversion and alteration to the two storey mews buildings to provide 4 residential units with 4 internal garages and the erection of a 3 storey building on the Belsize Lane frontage for use for A1, A2 or B1 purposes on the ground floor and B1 purposes on the first and second floors, following demolition of the two storey building fronting Belsize Lane (82-86 Belsize Lane). (Renewal of planning permission and conservation area consent dated 26th October 1992). Granted 25/04/1997

4 McCrone Mews

PW9802840R1: Additions and alterations to rear and side of existing flat at first floor level. Granted 24/02/1999

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)

Assessment

Proposal: Permission is sought to convert the existing garage at No.6 McCrone Mews to residential accommodation. Permission is also sought for an additional floor above the existing first floor flats of the northern terrace of McCrone Mews. The existing 1-bedroom maisonette at ground and 1st floor (19 McCrone Mews) together with the garage would be converted to provide a 2-bed flat at ground floor and a 1-bed flat at 1st floor. The additional floor would provide two 2-bedroom flats at 2nd floor level.

Assessment:

Land Use:

The proposal would involve the loss of a garage (No.6 McCrone Mews). This unit is currently only used for storage. The agent has advised that it is not possible for a vehicle to gain access due to the garage's location in the mews. Historically, only a horse could be led into the space. The Council provides specific guidance on storage space in CPG 5 (Town Centres, Retail and Employment). Three main categories of light industrial, storage and distribution uses are identified. This storage unit is considered to fall within Category 3 (providing the lowest quality of industrial accommodation) as it is a small isolated premise with poor access, little space for servicing and incompatible neighbouring uses (with flats both adjoining and above). The loss of 28.9 sqm of storage floorspace is not considered to be a significant and is acceptable in terms of policy DP13.

Housing Mix

Policy DP5 (Homes of different sizes) seeks to secure a range of unit sizes within developments, including large and small units, in order to address housing need in the Borough. The Dwelling Size Priorities Table states that 2 bedroom market units are a very high priority and one bedroom flats are a lower priority. The proposal would result in the loss of a one bedroom maisonette at ground and first floor and the provision of a 1-bed unit and three 2-bed flats. Given the high priority of 2-bed flats, the proposed mix is considered acceptable.

Quality of accommodation:

The development provides three 2-bed flats. The London Housing Design Guide states that 2-bedroom homes are suitable for 3-4 people. The minimum floorspace set out in the design guide for a 2 bed (3 person) is 61sqm and for a 2 bed (4 person) is 70sqm. The ground floor 2-bed flat (66.29sqm) would exceed the standard for a 2 bed, 3 person flat. One of 2-bed flats at 2nd floor measures 58.91sqm and so is just short of the minimum space standard. The other 2-bed flat at 2nd floor measures 53.94sqm and so falls somewhat short of the minimum standards. However, taking into account the 5sqm private terrace, would bring this flat very close to the minimum standard. The London Housing Design Guide indicates that a 1-bedroom home is suitable for 1-2 people. The 1-bed flat at first floor measures 33.78 and so would fall short of the standard for a one bedroom one person flat with a shower room (37sqm). However it is acknowledged that the flat would reach the minimum standard for a 1 person flat as set out in CPG2 (32sqm). All the main bedrooms would exceed 11sqm floorspace set out in CPG2 as the minimum required. The flats are considered to meet the Council's

residential development standards.

The proposed flats would be single aspect looking out onto McCrone Mews. The windows of the ground floor flat would be beneath the existing projecting balcony. The living room windows face directly onto a wall and bedroom 1 is overshadowed by the balcony. It is not clear that these rooms would receive adequate levels of daylight or sunlight. The staircase leading to the flats on the upper floors would be directly in front of the living room. The ground floor flat is considered to have a poor outlook due to its position within McCrone Mews. The proposed flats at first and second floor level are considered to be acceptable in terms of daylight / sunlight and outlook.

All habitable rooms should have minimum headroom of 2.3 metres. The flats at 2nd floor level would only have 2.1m headroom and therefore do not meet the minimum headroom as set out in CPG2. It is considered an increase in the floor to ceiling heights would have a detrimental impact on the overall design. Taking this into consideration, the proposed flats at 2nd floor level do not provide an acceptable standard of accommodation for future occupiers.

Lifetime Homes

The applicant has submitted a lifetime homes statement in support of the application. This confirms the criteria that could be met and those which are not applicable. Given that the proposal relates to a conversion scheme it would not be considered possible to fully accord with the principles of lifetime homes. Taking into consideration the physical constraints of the building and the fact that some of flats would be located above ground floor level, it is acknowledged that it will not be possible to meet all elements of the lifetime homes standards. Within the constraints of the site, the development is considered to meet the requirement of policy DP6. If approval was recommended, a condition would be included to ensure the Lifetime Homes features set out in the statement are implemented.

Design:

Belsize Village is defined as sub-area 2 within the Conservation Area Statement. Belsize Village sub area has two distinct character areas, one of which is 'the mews area'. *The areas of mews to the north of Belsize Lane and either side of Belsize Crescent were developed initially by Tidey (1850-1870) and later by Willett in the 1870s on a field formerly associated with Belsize Farm. The single-aspect, two storey mews terraces are built generally in London stock brick, with red brick detailing, fronting directly onto the narrow streets and courtyards. The properties are generally uniform in their simple elevational treatment providing a rhythm and consistency to the terrace.*

McCrone Mews (1-6) is identified as making a positive contribution to the special character and appearance of the conservation area. *McCrone Mews has plain rendered, symmetrical elevations and simple rendered mews houses fronting a small courtyard. Some original details have been lost.*

McCrone Mews has a distinctive 2 storey character when compared to the 3 storey character of buildings on the north side of Belsize Lane. The change in building heights contributes to the mews local distinctiveness. Historically mews would have had stables and carriage houses below with living quarters above. An important feature of the architectural typology of a mews is its 2 storey small scale appearance. The proposed additional floor would harm the existing 2 storey character of the mews and would be detrimental to the character and appearance of the conservation area. Whilst the design of the extension is considered to provide a sympathetic response to the host property and reflects the existing building (with a balcony providing access to the flats), nevertheless the additional storey would fundamentally harm the character of McCrone Mews and cannot therefore be supported.

Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that attention is given to the desirability of preserving or enhancing the character or appearance of a conservation area. In this

respect national policy on heritage assets, which includes conservation areas, is set out in the NPPF. It states, at paragraph 134, that where a development would lead to less than substantial harm, this harm should be weighed against the public benefits of a proposal. At paragraph 131, it sets out matters which should be taken into account including sustaining and enhancing the significance of the heritage asset and the desirability of new development making a positive contribution to local character and distinctiveness.

Given the conservation area's character and appearance, the harm identified is considered to fall within the category of 'less than substantial'. The provision of additional residential floorspace does not outweigh the harm to the character and appearance of the conservation area. As such, the proposal would also fail to accord with the NPPF.

Amenity

The proposed development involves an additional floor. Baynes Mews is directly behind McCrone Mews and the southern terrace of Baynes Mews shares a party wall with the northern terrace of McCrone Mews. The roof ridge of the development would be at the same height as the roof ridge of Baynes Mews and there are rooflights in Baynes Mews facing towards the proposed development. The extension is likely to reduce the level of daylight and sunlight received by the rooms at the rear of Baynes Mews. No sunlight / daylight report has been submitted with the application. Therefore, it has not been demonstrated that the proposed extension would have an acceptable impact on the light levels received by the rear rooms of Baynes Mews. The proposed additional storey is not considered to be overbearing or result in a harmful sense of enclosure to neighbouring properties.

Transport

The site has a PTAL of 5 (very good). Policy DP18 requires development in areas with high public transport accessibility to be car free. CPG 7 Transport states that car-free housing may be sought wherever development involves the creation of one or more additional dwellings – whether newly built, or created by a conversion or change-of-use. In this case, the new units being created should be secured car free by legal agreement. In the absence of a legal agreement to secure car-free housing, the development would be likely to contribute unacceptably to parking stress and congestion in the surrounding area, and should therefore be refused.

Cycle Parking

Cycle stands are provided in front of the ground floor unit. Three cycle spaces are provided, one for each of the additional units. This is considered acceptable. If approval were recommended a condition would be included to ensure that the cycle parking was provided according to the details provided in the design and access statement.

Construction Management Plan

McCrone Mews is only accessible from Belsize Lane, through a narrow archway. The mews itself is a small and constrained area. Impact on the highway network and immediate environment is likely during construction. Given the size of the proposed development the proposal is likely to represent a detrimental impact on the highway network during its construction period. This likely level of works is considered sufficient to require a Construction Management Plan (CMP) in order to mitigate any adverse impacts. The CMP would be secured by legal agreement if approval were recommended. In the absence of a legal agreement to secure a CMP, the development would be likely to contribute unacceptably to traffic disruption and be detrimental to general highway and pedestrian safety, and should therefore be refused.

Refuse

CS18 and DP26 seek to ensure that appropriate storage for waste and recyclables is provided in all developments. It is considered that each of the flats would have sufficient internal space for bin

storage. However no details have been provided of external waste storage. If approval was recommended, a condition would be included to ensure details were provided.

Sustainability

Policy DP22 promotes sustainable design and construction. As the development involves new build residential it would need to meet Code for Sustainable Homes Level 4 and meet the minimum standard of 50% of un-weighted credits for energy, water and materials. If approval were recommended, code for sustainable homes Level 4 would be secured by legal agreement, in accordance with CPG3. In the absence of a legal agreement to secure sustainability measures, the development would fail to be sustainable in its use of its resources and meet the challenge of climate change, and should therefore be refused.

Mayoral CIL

The CIL applies to all proposals which add 100sqm of new floorspace or an additional dwelling. As more than 100sqm of new floorspace is being provided, the development would be liable to CIL. Within Camden this is charged at a rate of £50 per square metre. As the development would increase the total floorspace by 113sqm it would generate a CIL payment of £5,650.

Recommendation: Refuse planning permission