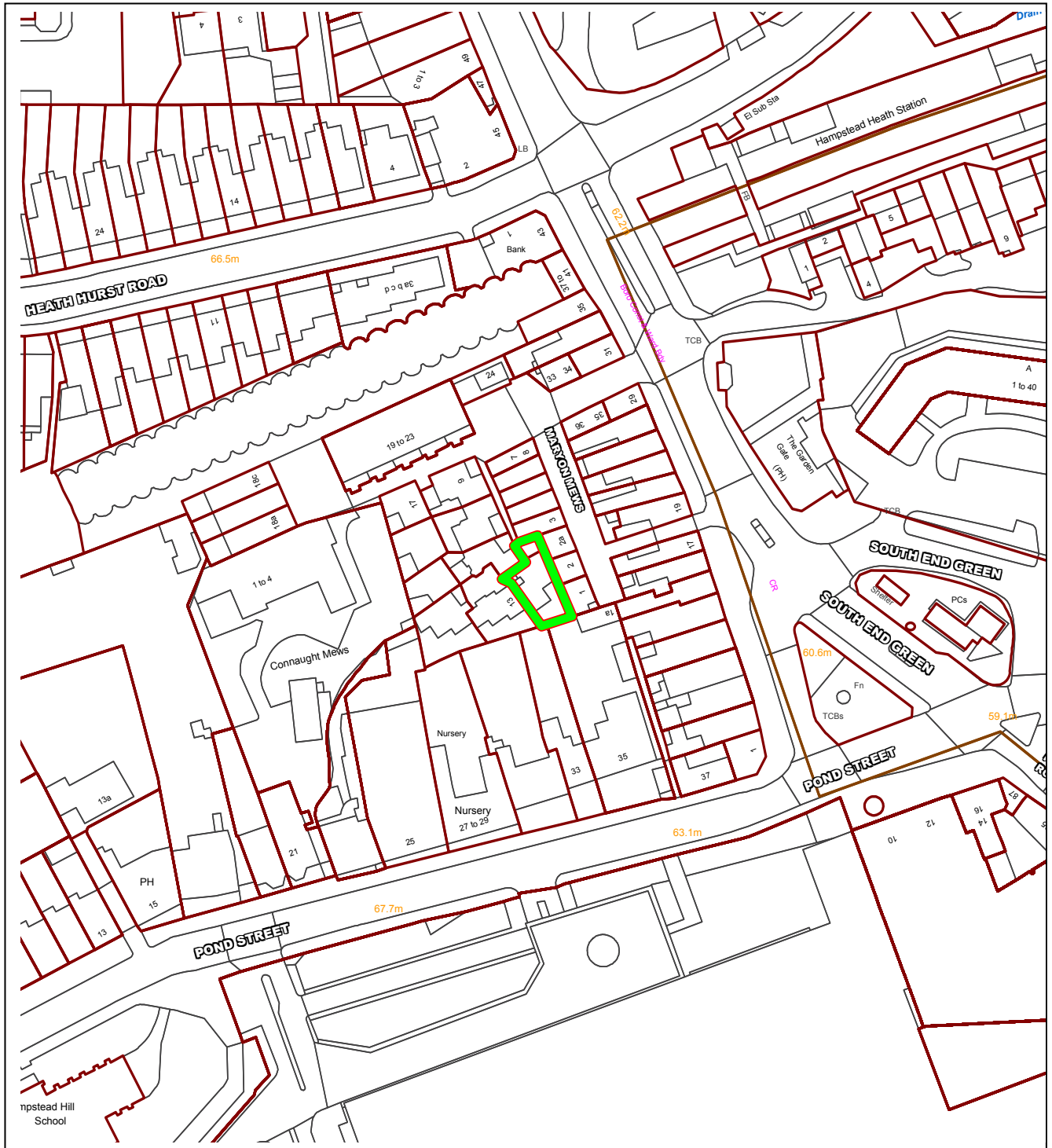


2015/0437/P – 12 Maryon Mews



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.

12 Maryon Mews – Photos

1. Site context



Aerial view looking west



Aerial view looking north

2. Rear elevation



3. Lean-to to be replaced



4. Side passage leading to the lean-to



5. Front elevation



Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	25/03/2015
	N/A		Consultation Expiry Date:	05/03/2015
Officer		Application Number(s)		
Sally Shepherd		2015/0437/P		
Application Address		Drawing Numbers		
12 Maryon Mews London NW3 2PU		Refer to Decision Notice		
Proposal(s)				
Erection of a two storey rear extension, extension to existing conservatory, replacement of rear ground floor timber doors with sliding metal framed doors and relocation of 2 x windows on rear elevation.				
Recommendation(s):	Grant conditional planning permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	12	No. of responses	11	No. of objections	10
Summary of consultation responses:	A site notice was displayed from 11/02/2015 to 04/03/2015 A press notice was published from 12/02/2015 to 05/03/2015					
	10 objections and one comment were received from 1, 1A, 2, 2A, 3, 6, 12, 15, 23 Maryon Mews and 35 Pond Street which are summarised below:					
	<u>Design</u>					
	<ul style="list-style-type: none">• Would erode the small scale and intimate spaces which characterise the Maryon Mews development• Would compromise the integrity of the original development• Proposal is out of scale and overly bulky, would disrupt rhythm and grain of the overall development• Fails to preserve and enhance the conservation area• Proposed first floor rear window is too large Officer's response: see chapters 2.2 – 2.5 below					
	<u>Amenity</u>					
	<ul style="list-style-type: none">• Upper floor windows would overlook the rear garden of 35 Pond Street, 1A Maryon Mews and terrace of no. 1 Maryon Mews• Building materials would be carried along narrow access path resulting in noise, dirt, potential damage to other properties, loss of privacy and reduced access• Noise and smell from new kitchen, no soundproofing Officer's response: see chapters 2.8 – 2.14 below					
	<u>Other</u>					
	<ul style="list-style-type: none">• Roof void of proposed extension would be sufficient to be used as a habitable room, if the proposal approved a condition should be added to remove pd rights to prevent clumsy and unsympathetic installation of rooflights. Officer's response: it is not proposed to use the roof void as a habitable room. Adding a condition to remove pd rights is not considered to be appropriate in this instance, particularly when many of the properties already have rooflights installed.• Condition should be added restricting planting in the patio to prevent root damage to neighbouring foundations. Officer's response: the patio is already in place and it is not proposed to alter it. There would be limited justification to add a condition which restricts planting and it is not considered to be necessary.• Party wall concerns. Officer's response: this is not a material planning consideration and is dealt with under the Party Walls etc. Act 1996.• Clarification required as to whether the proposed access from the					

	<p>rear of the property would be used for construction purposed or as a new permanent entrance. It would not be suitable for a new entrance. Officer's response: see section 2.13</p> <ul style="list-style-type: none"> • Drawing incorrectly shows two trees in the rear garden not three. Officer's response: the tree officer has confirmed that the trees in the rear garden would be classed as one tree and the drawings are considered sufficient to determine the application. • Objection to cutting down of trees in rear garden. Officer's response: it is not proposed to cut down the trees in the rear garden. • Not enough detail on plans. Officer's response: the level of detail on the plans is considered to be sufficient to determine the application. • Objecting to re-location of front door. Officer's response: this does not form part of the application.
<p>CAAC/Local groups comments:</p>	<p><u>Hampstead CAAC</u> No response</p> <p><u>Marion Mews Residents Company objected to the application</u></p> <ul style="list-style-type: none"> • Ill-design extension would compromise integrity of the design • The proposed two storey rear extension has implications for houses nos. 1A, 1, 2A and 37 Pond Street, particularly as the property is in a conservation area. Officer's response: see chapters 2.2 – 2.5 below <p>Overlooking into the rear garden of 35 Pond Street Officer's response: see chapters 2.8 – 2.14 below</p> <ul style="list-style-type: none"> • Roof void of proposed extension would be sufficient to be used as a habitable room, if the proposal approved a condition should be added to remove pd rights to prevent clumsy and unsympathetic installation of rooflights. Officer's response: it is not proposed to use the roof void as a habitable room. Adding a condition to remove pd rights is not considered to be appropriate in this instance, particularly when many of the properties already have rooflights installed. • Proposed kitchen would reduce space for maintenance of neighbouring properties, condition should be added to prevent any device being added to the adjoining property walls. Officer response: the kitchen extension is very minor and would not substantially alter the room available for maintenance. The condition is therefore not considered to be necessary. • Discrepancies in individual Title Deed plans with regards to access/rights of way. Officer's response: not a material planning consideration • The land at the frontage of house no.12 shall remain open. Officer's response: this is the case

Site Description

The application site is a modern two storey single dwelling house situated in the south-east corner of Maryon Mews. Maryon Mews is a gated mews development located off South End Road which was built in the 1970s and designed by Ted Levy.

The site is not listed but is located within the Hampstead conservation area.

Relevant History

Application site

2015/0018/P – Erection of two storey rear extension with internal layout amendments. Withdrawn 26/01/2015.

2015/0621/P – Certificate of Lawfulness granted on 12/02/2015 for installation of front door and associated surround to infill recessed front porch area

2015/0622/P – Certificate of Lawfulness granted on 12/02/2015 for installation of window on front elevation at first floor level

14 Maryon Mews

2011/5377/P – Planning permission granted on 03/01/2012 for the erection of extension at side (south) ground floor level with part sloping glazed roof above, extension at side first floor level, and installation of three rooflights into existing roofslope, new double doors at ground floor level to west elevation and new window at first floor level to side elevation to dwelling house (Class C3).

2009/1439/P – Planning permission granted on 18/03/2009 for alterations at roof level including installation of dormer windows, roof lights and a solar panel to provide additional floor space to dwelling (Class C3)

11 Maryon Mews

2010/5705/P – Planning permission granted on 13/12/2010 for retention of two ground floor level double glazed windows on north-east and north-west elevations of residential dwelling (Class C3).

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2015, consolidated with alterations since 2011

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011/2013

CPG1 (Design)

CPG6 (Amenity)

Hampstead Conservation Area Statement 2001

1. Proposal

1.1 Planning permission is sought for the following:

- Erection of a two storey rear extension
- Installation of a window on the rear elevation at first floor level
- Replacement of two sets of existing timber French doors with a set of triple-folding metal framed doors
- Small extension to existing conservatory and installation of sliding doors to replace existing

2. Assessment

2.1 The main planning considerations are

- the impact of the proposal on the character and appearance of the host building and the wider Hampstead Conservation Area (design)
- the impact on neighbouring amenity
- the impact on trees

Design

2.2 Policies CS14 and DP24 seek to ensure all development is of the highest quality design and considers the character, setting, context and form of neighbouring buildings. Furthermore Policy DP25 seeks to preserve and enhance the character and appearance of Conservation Areas. Camden Planning Guidance 1 (Design) sets out the principles of rear extension design stating that rear extensions should be design to be secondary to the building being extended, in terms of location, form, scale, proportions, dimensions and detailing and that extensions should be one full storey below roof eaves/parapet level. In addition, the Hampstead Conservation Area Statement highlights that rear extensions should be as unobtrusive as possible and should not adversely affect the character of the building or the conservation area.

2.3 The proposed rear extension would be two storeys in height and would be an infill extension, set back from the rear building line. It would measure approximately 2.8m (w) x 2.4m (d) x 5.4m (h) and would be constructed using brick to match the existing façade with an aluminium framed casement window at first floor level and a set of folding doors at ground floor level. It is acknowledged that the extension would rise up to eaves height of the rear elevation which extends furthest into the garden; however it would be a storey below the eaves height of the principle rear elevation and is considered to be a subordinate addition which would be in keeping with the architectural style of the host property. In addition, the property does not comprise the standard composition which CPG 1 design guidance refers to as it has many different elevations and roof pitches. The infill extension would be set back 0.6m from the rear building line which would enable the original proportions of the building to be maintained and the extension to be read as an addition.

2.4 The rear extension would not be visible from any public views and would only be visible from very limited private views due to the secluded nature of the site. The extension would allow for an adequate sized garden to be retained and the set back is considered to retain the respect the ratio of built to unbuilt space. In light of the above, the proposed rear extension is considered to preserve and enhance the character and appearance of the host property and the Hampstead conservation area.

2.5 The proposed first floor window on the existing rear elevation would match the existing and

proposed in terms of proportions, style and materials and is considered to be acceptable. The existing French timber doors would be replaced with a set of folding aluminium doors. The proposed doors would match the new doors on the extension and are considered to be acceptable and would not harm the appearance of the host property, particularly given their location at ground floor level.

2.6 It is proposed to remove the existing lean-to roof located adjacent to the existing single storey conservatory on the north elevation of the house and extend the north elevation by 0.3m and incorporate a set of sliding doors. The extension is very minimal and would not harm the character and appearance of the property and is considered to be acceptable.

2.7 The proposed alterations are therefore considered to be in accordance with policies CS14, DP24 and DP25 of the Local Development Framework.

Amenity

2.8 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight.

2.9 The proposed extension would not extend above the existing party wall to the east located between the application site and nos. 1 & 2 Maryon Mews and there are no windows on this elevation. It would not extend beyond the existing rear building line on the west side and so the extension would not impact any neighbours with regards to outlook and access to daylight and sunlight.

2.10 Concerns have been raised regarding potential overlooking from the proposed window on the rear elevation into the garden and rear windows of neighbouring properties. The proposed window would be located 25m away from the rear elevation of 35 Pond Street which is a long way over the recommended 18m distance between habitable rooms that directly face each other (as set out in CPG6) and is therefore unlikely to give rise to any overlooking, particularly as the rear elevations do not directly face each other. Camden Planning Guidance 6 (Amenity) refers to sensitive areas to overlooking and includes the part of a garden nearest the house. The window would potentially result in a small amount of overlooking into the end of the rear garden of no.35 Pond Street, although this would be limited by the large palm trees which exist between the properties. Given that there is limited protection for overlooking into gardens and that the level of overlooking is unlikely to be significant, the proposed window is considered to be acceptable in amenity terms.

2.11 There are no existing windows on the elevation of no.1 Maryon Mews which face the property and so it would not be possible for any overlooking to occur. Concerns have been raised regarding potential overlooking onto the rooflights of no. 1A Maryon Mews which is located approximately 9m away to the south-east of the site. It is unlikely that any overlooking into these rooflights would occur from the proposed window due to the oblique angle, different levels and the fact that the windows are not directly facing each other.

2.12 Concerns have been raised regarding the use of the conservatory as a kitchen and the potential noise and smells which may arise from this. The planning department has no control as to how individual residential rooms are occupied and a residential kitchen is unlikely to result in any adverse impacts on neighbouring occupiers with regards to noise and smells. Any subsequent noise/smell complaints which may arise should be reported to the Environmental Health team to investigate under the Environmental Protection Act 1990. In addition, sound

proofing requirements would be controlled by the Building Regulations and/or the London Building Acts which cover sound insulation between dwellings. Control and an informative will be added to this decision notice advising the applicant to contact the Council's building control service to discuss this.

2.13 Neighbours have raised concerns regarding the access path to the property which runs to the proposed new kitchen. The path runs to the rear of nos. 3-7 Maryon Mews and is used for property maintenance. No works are proposed to this access and front door would remain to the north-east within the cul-de-sac. Potential noise/nuisances from building works can't be considered as a material planning consideration, however an informative will be added which requires building works to be carried out within certain hours.

2.14 In summary, the proposals are unlikely to give rise to any impact on amenity to the neighbouring occupiers and the proposals would not exacerbate any current overlooking which may already occur.

Trees

2.15 The existing trees in the rear garden would be retained. The tree officer has advised that the extension is unlikely to have any impact on these trees as the works would not encroach on the rooting area.

3. Recommendation

3.1 Grant Planning Permission

Decision route to be decided by nominated members on Monday 23rd March 2015. For further information please go to www.camden.gov.uk and search for 'members briefing'.

Mr Julian de Metz
De Metz Forbes Knight Architects
The Old Library
119 Cholmley Gardens
London
NW6 1AA

Application Ref: **2015/0437/P**
Please ask for: **Sally Shepherd**
Telephone: 020 7974 **4672**

12 March 2015

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
12 Maryon Mews
London
NW3 2PU

DECISION

Proposal:
Erection of a two storey rear extension, extension to existing conservatory, replacement of rear ground floor timber doors with sliding metal framed doors and relocation of 2 x windows on rear elevation.

Drawing Nos: (1979-) A3000; A3001; A2000; A2001; A2002; A1000; A1001; A1002; A1003; Site location plan

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy CS14 of the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: (1979-) A3000; A3001; A2000; A2001; A2002; A1000; A1001; A1002; A1003; Site location plan

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

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

DRAFT

DECISION