

Planning Statement

14 Daleham Mews, London, NW3 5DB

Proposal: - Conversion of garage to habitable room.

Site and surroundings

The application site contains a part one/part two storey mid-terrace property located on the western side of Daleham Mews. The building is predominantly finished in exposed brickwork, with a tiled roof and tile hanging on the rear elevation at first floor level. The property has three projecting bay window features at first floor level to the front. The ground floor contains a commercial garage used for motor vehicle repairs, as well as a separate domestic garage, which is associated with the residential unit at first floor level. The entrance to the first floor self-contained flat is from the front at ground floor level, between the domestic garage and vehicle repair workshop. The site backs on to the rear garden to 16 Daleham Gardens. The building is not listed but is located within the Belsize Conservation Area.

Proposal

This application seeks planning permission to convert the existing domestic garage at 14 Daleham Mews into a habitable room, associated with the existing first floor residential unit.

The garage is currently mainly used for storage in conjunction with the first floor unit. The owner finds it inconvenient to use the garage for parking, not least as the space in front of the garage is frequently used for parking by other residents within the Mews, blocking the access. It is considered that the space would be better utilised as a habitable room.

To facilitate the conversion, the existing garage doors will be replaced, with the opening in-filled with a new wall with high level windows and a timber clad finish to match the appearance of similar alterations carried out at neighbouring properties in the Mews. It is proposed to paint the exterior white to match the existing garage doors. Please see attached photographs showing examples of similar works undertaken within this street.

The existing ground floor vehicle repair workshop will be unaffected by the proposal.

Relevant planning history

Concerning 14 Daleham Mews

9005102 - Application for established use certificate for use of ground floor garage for motor vehicle repairs. Granted 12-04-1990.

2011/5035/P - Erection of timber fence above existing party wall between 14 Daleham Mews and 16 Daleham Gardens. Granted 08-12-2011.

2013/5859/P - Rear extension at first floor level, in connection with the change of use from existing garage for motor vehicle repairs (Class B2) with residential flat above, to a single dwelling house (class C3). Refused 11-11-2013.

2014/1909/P - Change of use of part of ground floor vehicle repair garage (Class B2) to utility / storage room ancillary to first floor flat (Class C3) and erection of first floor rear extension to flat. Granted at appeal 22-03-2015 following refusal 10-09-2014.

Garage conversions permitted in the surrounding area

2015/0608/P - 12B Princess Mews - Conversion of an integral Garage to a habitable room and front alterations. Granted 17-03-2015.

2010/0331/P - 18 Daleham Mews - Additions and alterations to include alterations to the rear roof terrace at 2nd floor level, including the removal of roof glazing, a raised deck area and the insertion of windows/ doors at ground, 1st and 2nd floors and Juliette balconies at 1st and 2nd floor levels following the insertion of a lightwell/ courtyard area and an additional rooflight to the rear roof slope; replacement of the garage doors, and timber boarding to bay windows to the front elevation of the residential dwelling (Class C3). Granted 19-04-2010.

2008/0455/P - 21 Daleham Mews - Change of use of garage to habitable accommodation in connection with the existing single-family dwellinghouse (Class C3). Granted 04-03-2008.

2007/0957/P - 4 Princess Mews - Alteration to the rear roof pitch and associated enlargement of roof terrace, enlargement of the window on the rear roof slope and repositioning of the access to the roof, plus conversion of integral garage to create additional habitable space for the dwelling house. Granted 15-05-2007.

2004/1976/P - 3 Princess Mews - Conversion of garage to habitable room and associated alterations to front elevation at ground floor level; erection of staircase enclosure on the roof in connection with the continued use of the flat roof at 2nd floor level as a roof terrace; and installation of replacement front windows. Granted 05-07-2004.

Justification

The site has a PTAL rating of 5, thus has very good public transport accessibility. Accordingly, it is considered that this residential unit does not require off-street parking provision.

The current occupant of the first floor flat does not have a car or parking permit. The intention of the applicant is to move into the subject property. The applicant already has a parking permit for this road, therefore no new or additional permits will be required as a result of the proposal. The proposal would not increase the demand for on-street parking above the existing situation.

Regard has been had to the Belsize Conservation Area Statement, as the site is located within Sub Area 2 (Belsize Village) of the Belize Conservation Area. The

proposal is considered to result in no harm on any of the features which contribute to the special character of this area.

It is relevant to note that under application ref. 2013/5859/P the garage doors to the commercial garage were proposed to be replaced with a similar design to that currently proposed for the domestic garage, i.e. timber cladding with high level windows. Whilst that proposal was ultimately refused, none of the reasons for refusal related to the alterations to the front elevation, as that element of the proposal was considered to be acceptable, resulting in an acceptable impact on the character and appearance of the conservation area.

Summary

In conclusion, it is considered that the proposal accords with relevant planning policy, and as such it is respectfully requested that planning permission is granted.