

Regeneration and Planning
6th Floor
Camden Town Hall Extension
Argyle Street
London
WC1H 8EQ

10th September 2015

Dear Sir/Madam

85 CAMDEN MEWS, LONDON N1 9BU
PLANNING AND COMPULSORY PURCHASE ACT 2004
PLANNING PORTAL REF: PP-04483022

On behalf of our client, Whitehall Park, we hereby submit an application for a Certificate of Lawful Proposed Development for:

“Single storey basement extension under the footprint of original building”

The online application comprises the following documents:

1. Completed Application Forms;
2. Completed CIL form;
3. This covering letter;
4. Site Location Plan @ 1:1250 and site photos;
5. Extract from General Permitted Development Order 1995 (as amended);
6. Existing and Proposed Floorplans;
7. Planning Application Fee £86 (online payment).

Site and History

85 Camden Mews is located in the London Borough of Camden, (LBC), London NW1. The site lies 0.5 miles from Camden Road Rail Station and is close to Canteloves Gardens and Camden Square public open spaces, as illustrated on the Site Location Plan, (please refer drawing 85_CM_P01).

It is not a listed building but does lie within the Camden Square Conservation Area. The Conservation Area Appraisal and Management Strategy notes;

“The two mews behind the Square contain inventive building developments that have also evolved over time. This has resulted in a character that is a unique mix of nineteenth, twentieth and twenty-first

century ideas of the mews concept, from functional service areas to exemplars of urban living.”
(Section 2)

In relation to 5.3 Character, section 5.3;

Camden Mews and Murray Mews represent areas of artists/architects studio houses which became fashionable from the early 1960s. Parts of the mews remained unfinished, and years later, as traffic on main roads and land values increased, the relative seclusion and cheapness of the land made them popular places for architects to build their houses. This accounts for the inventiveness and variety that is characteristic of these mews.

The majority of plots have been built as independent dwellings and/or workshops at the ends of the gardens of the frontage houses. The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews’ scale, form, and variety of styles and materials.

Photos of the existing site are included as part of the application - please see drawing 85_CM_P40.

The footprint of the building has not been significantly extended since 1948, save for the garage building to the side. The original building footprint is identified on the submitted floorplans for reference.

Planning History

The site is subject to a pending application registered by Camden on 7 August 2015. The application is for the “*Erection of two storey side and rear extensions following demolition of existing garage and rear extension, replacement roof, and excavation of basement.*” (Ref: 2014/4726/P)

The only other application on Camden’s database for this property dates back to 1953. This application was in connection with the erection of a garage to the side of the property. Permission was granted with conditions. (ref: G13/13/7/15918).

Proposals

The application seeks a certificate of lawful proposed development for the formation of a single storey basement extension beneath the original footprint of the property. No additional lightwells or external manifestations are proposed. It is considered that the proposed development is classed as permitted by reason of Class A, Part 1 of Schedule 2 of the General Permitted Development Order (1995) (as amended). On this basis, planning permission is not required for the proposal as described on the plans hereby submitted.

Scheme Assessment

The aforementioned Permitted Development Order Class A of the GPDO sets out the requirements for permitted development within Conservation Areas. Set out below are the sections relevant to the proposal and their compliance with these criteria (**our emphasis**):

(a) as a result of the works, the total area of ground covered by buildings within the curtilage of the dwellinghouse (other than the original dwellinghouse) **would not** exceed 50% of the total area of the curtilage (excluding the ground area of the original dwellinghouse);

(b) the height of the part of the dwellinghouse enlarged, improved or altered **would not** exceed the height of the highest part of the roof of the existing dwellinghouse;

(c) the height of the eaves of the part of the dwellinghouse enlarged, improved or altered **would not** exceed the height of the eaves of the existing dwellinghouse;

(d) the enlarged part of the dwellinghouse **would not** extend beyond a wall which—
(i) fronts a highway, and
(ii) forms either the principal elevation or a side elevation of the original dwellinghouse;

(e) the enlarged part of the dwellinghouse would have a single storey and—
(i) **would not** extend beyond the rear wall of the original dwellinghouse by more than **4 metres** in the case of a detached dwellinghouse, or 3 metres in the case of any other dwellinghouse, or
(ii) **would not** exceed 4 metres in height;

(f) the enlarged part of the dwellinghouse **would not** have more than one storey

(g) the enlarged part of the dwellinghouse would be within 2 metres of the boundary of the curtilage of the dwellinghouse, but the height of the eaves of the enlarged part **would not** exceed 3 metres;

(h) the enlarged part of the dwellinghouse **would not** extend beyond a wall forming a side elevation of the original dwellinghouse,

A.2 In the case of a dwellinghouse on article 1(5) land:

(a) it **would not** consist of or include the cladding of any part of the exterior of the dwellinghouse with stone, artificial stone, pebble dash, render, timber, plastic or tiles;

(b) the enlarged part of the dwellinghouse **would not** extend beyond a wall forming a side elevation of the original dwellinghouse; or

(c) the enlarged part of the dwellinghouse **would not** have more than one storey and extend beyond the rear wall of the original dwellinghouse.

For the reasons outlined above it is considered that the proposed basement therefore complies with the criteria set out by the GPDO and that a certificate should be granted accordingly.

This is an important matter for our client and we would therefore be grateful to maintain a dialogue with you throughout your processing of the application. We look forward to receiving your validation letter as soon as possible, but if you have any queries, or require printed versions of the plans or further information, please do not hesitate to contact us.

Thank you for your anticipated assistance on this matter.

Kind regards

Yours faithfully

Matt Bailey
BSc (Hons) DipTP MRTPI
Director

Encl.