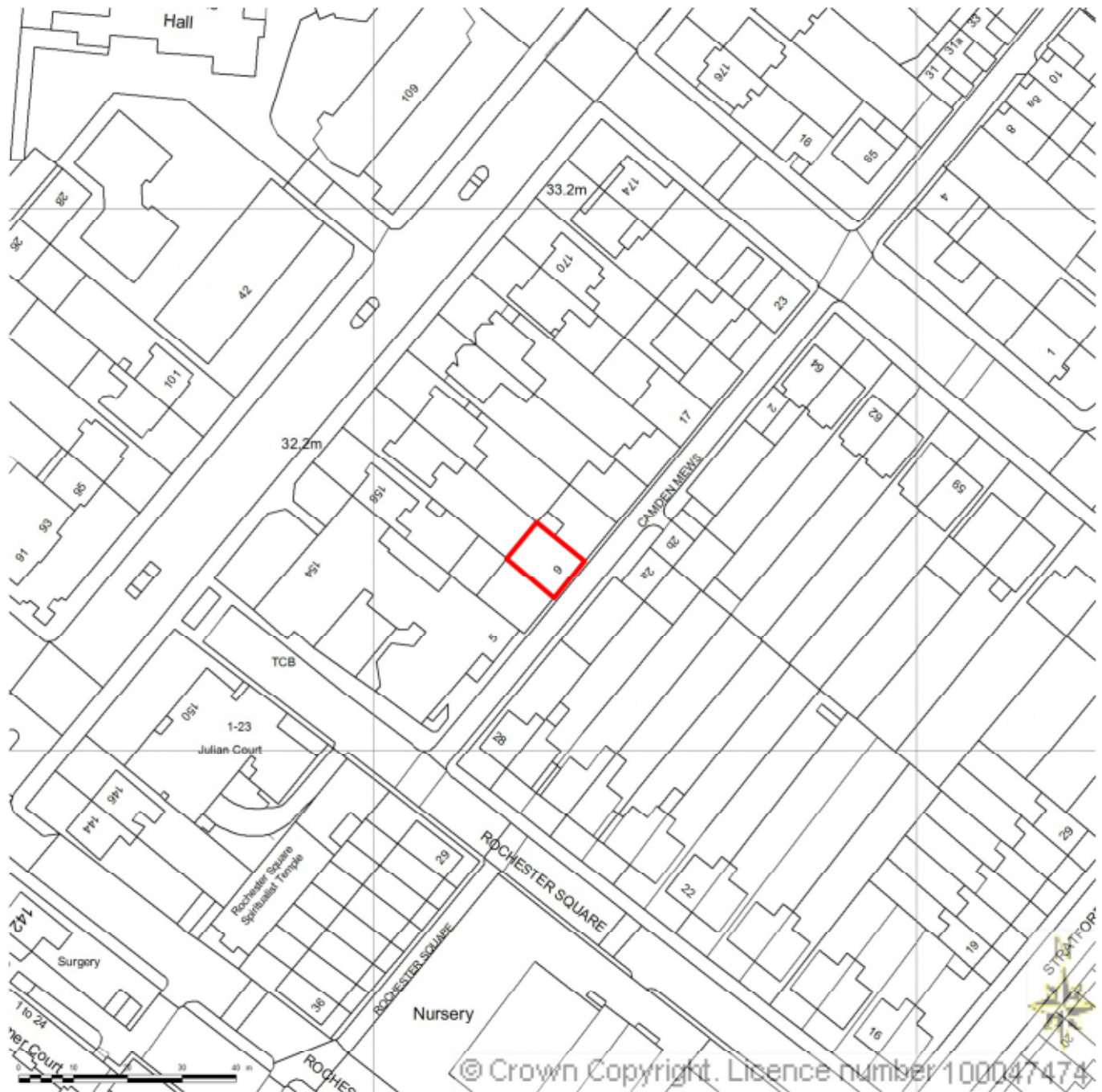


9 Camden Mews, NW1 9DB

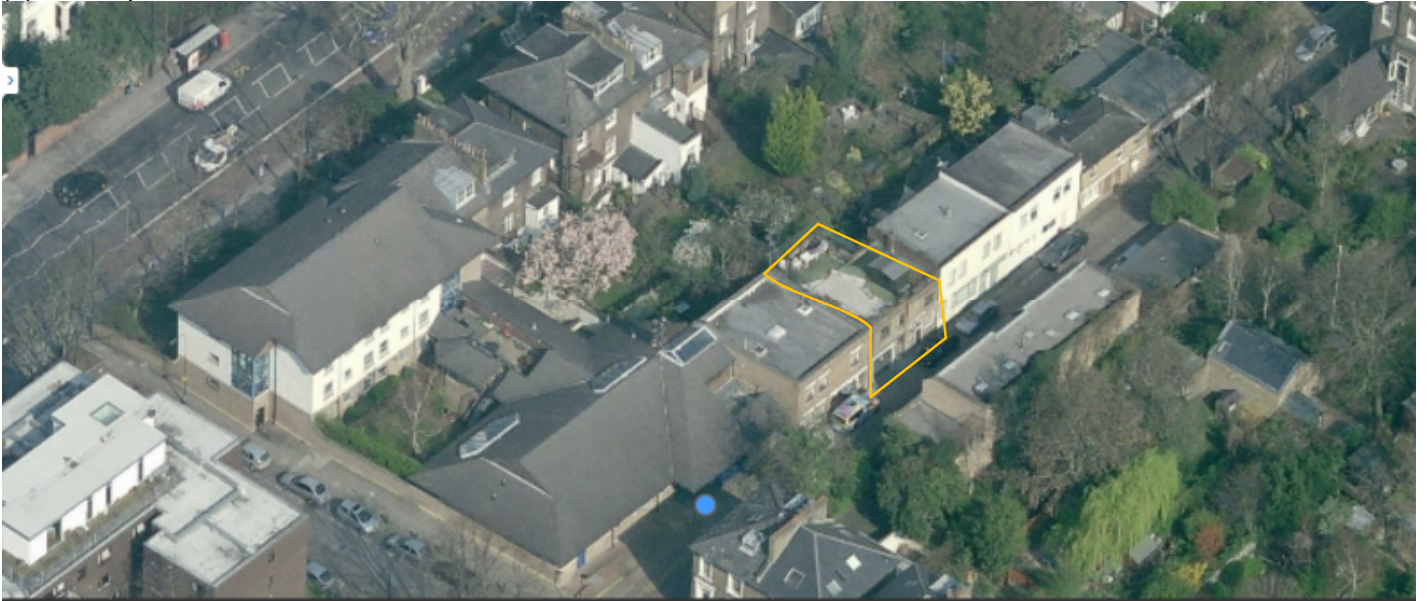
Site Location Plan



9 Camden Mews, NW1 9DB

Site Photos

(1) Aerial photo #1



(2) Aerial photo #2



(3) Front Elevation @no.9



(4) Front Elevation @no.11



(5) Front Elevation @no.13



(6) Rear view of no.9 taken from garden on no.160 Camden Road #1



(7) Rear view of no.9 taken from garden on no.160 Camden Road #2



(8) Rear view of no.9 taken from upper ground rear window of no.160 Camden Road



(9) Location of proposed rear fenestrations.



(10) Location of proposed front alterations (internal)



Delegated Report		Analysis sheet		Expiry Date:	11/07/2016
		N/A / attached		Consultation Expiry Date:	09/06/2016
Officer			Application Number(s)		
John Diver			2016/2575/P		
Application Address			Drawing Numbers		
9 Camden Mews London NW1 9DB			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Alterations to ground floor fenestrations at front and rear of the existing building.					
Recommendation(s):		Grant conditional permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	02	No. of objections	02
Summary of consultation responses:	<p>A site notice has posted between the 18/05/16 and the 08/06/16. The application was advertised in local press between the 19/05/16 and the 09/06/16.</p> <p>Objection comments were received from the owner/occupiers of two units within 160 Camden Road. Further comments were received following the submission of revisions which confirmed that objections were maintained. Their objections can be summarised as follows:</p> <ol style="list-style-type: none">1. Rear windows would significantly reduce privacy2. Rear windows would result in light pollution3. Rear windows would result in noise / disturbance4. Proposals are clearly linked to a change of use.5. Residential unit should not benefit from parking6. Residential unit does not benefit from refuse storage areas7. Rear windows would lead to greater security risk8. Historic alteration to rear were conditioned to remain fixed9. Proposed drawings contain inaccuracies <p><u>Officers Response:</u> 1-3: See paragraphs 3.12 to 3.16 4: See paragraph 3.2. 5-6: These points are not material considerations for this application as no change of use is hereby proposed. That said it should be noted that both of these points were included in the assessment for the previous scheme. 7: Following the submission of revisions, the opening style of the proposed windows has been altered. As a result of these revisions as well as recommended condition (4), it is not considered that the scheme would result in any reduction in security. 8. None of the planning decisions regarding the application site included a condition to retain fixed fenestrations to the rear. 9. An inaccuracy in the revised plans regarding the rear windows has been rectified.</p>					
CAAC/Local groups comments:	<p>Objection comments, as well as follow-up comments following the submission of revisions were received from the Camden Square CAAC. Their objections can be summarised as follows:</p> <ol style="list-style-type: none">1. Application must be assessed in conjunction with previous approval2. Details provided insufficient3. Opacity of the proposed glazing needs further information4. Rear windows would reduce privacy5. Rear windows would result in light and noise pollution6. High opening windows would not overcome privacy issues and are lacking details.7. Level of opacity proposed insufficient.8. Proposed drawings contain inaccuracies <p><u>Officers Response:</u> 1-2: See paragraph 3.2. 3: See paragraph 2.1</p>					

	<p><i>4-7: See paragraphs 3.12 to 3.16</i></p> <p><i>8: An inaccuracy in the revised plans regarding the rear windows has been rectified</i></p>
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Site Description

The application site hosts a 2 storey mews building on the north side of the most southern section of Camden Mews (between Murray St and Rochester Square). The building is currently used as offices (B1) at ground floor level with an existing self-contained residential unit at first floor level. The change of use of this unit from office to residential was recently found to be lawful under Class O of the General Permitted Development Order (see below) however this has not yet been implemented.

The site is located within and is listed as making a positive contribution to the Camden Square Conservation Area. The Camden Square Conservation Area Appraisal and Management Strategy (2011) describes an “inventiveness and variety that is characteristic of [Camden] mews” as a result of the residential development of previous decades. It states that, although the majority of buildings in the mews are now independent dwellings, “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 material”.

The application property is not listed and there are no Article 4’s which might limit permitted development rights for the application site. There are no trees protected by Tree Preservation Orders on or adjacent to the application site.

Relevant History

Prior approval application 2016/1242/P (dated 22/04/2016) found the change of use of the ground floor unit from office use (B1a) to residential use (C3) to provide 1x 2bed unit Lawful under Class O of the General Permitted Development Order.

Historic planning application CTP/H12/6/9/28374R (dated 18/05/1979) granted permission for ‘*First floor rear extension and alterations to the ground floor front elevation*’ which was subsequently implemented.

Relevant policies

NPPF (2012)

The London Plan 2016

LDF Core Strategy and Development Policies (2011)

LDF Core Strategy (2010)

CS1 - Distribution of Growth

CS5 – Managing the impact of growth and development

CS14 – Promoting high quality places and conserving our heritage

Development Policies (2010)

DP24 – Securing high quality design

DP25 – Conserving Camden’s heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance

CPG1: Design (2015)

CPG6: Amenity (2011)

Camden Square Conservation Area Appraisal and Management Strategy (2011)

Assessment

1. Introduction

- 1.1. Planning permission is sought for the alterations to fenestrations on both the front and rear elevation of the property at ground floor level.
- 1.2. To the front, the existing garage door would be replaced by a pair of painted timber framed sash windows, with the area below the windows being in-filled with reclaimed brick. To the rear of the site, the existing metal framed wired glass windows would be replaced with three pairs of fixed lower and tilt opening upper clerestory windows. To the rear, the glazing would utilise '4mm K/16/4mm Opal Pilkington Optifloat™ Opal' obscure glass set within metal frames. As the size of the rear fenestrations would be reduced, infill works with render to match existing would be applied.

2. Revisions

- 2.1. It should be noted that following an initial assessment, the applicant was notified that the submitted scheme was likely to be considered unacceptable for the following reasons:
 - Due to their slide opening style, the proposed rear windows would lead to significant mutual overlooking and a subsequent loss of privacy.
 - Due to a lack of specific information, insufficient evidence that the obscure glazing proposed would appropriately restrict views through the glazing were presented.
- 2.2. In response, the applicant submitted a revised scheme which made the following alterations:
 - The redesign of rear windows, with the original sliding windows replaced with fixed lower and tilt opening high level windows.
 - Confirmation of manufacture's specifications of the proposed glazing type, including a data sheet containing light transmission information.

3. Assessment

- 3.1. The principal considerations material to the determination of this application are as follows:
 - The visual impact upon the character and appearance of the host property, streetscene, local area and the Camden Square Conservation Area (Design and Conservation)
 - The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity).
- 3.2. It should be noted that the site is currently maintains its office (B1a) use and this application does not include any proposed change of use. Notwithstanding this, the fact that the property benefits from an active lawful determination for its conversion into a self-contained dwelling which could be implemented any time until the 22nd April 2019 is a material consideration for the scheme. As such it is reasonable to base an assessment on the potential for the site to be used as either of these two approved uses.

Design and Conservation

- 3.3. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy DP24 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used. Policy DP25 'Conserving Camden's Heritage' states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.
- 3.4. CPG1 (Design) states that new windows should take into account the character and design of the property and surroundings; that windows, doors and materials should complement the existing building, and that

wherever possible materials should complement the colour and texture of the materials in the existing building.

- 3.5. The Camden Square Conservation Area Appraisal and Management Strategy (2011) advises that development with inappropriate detailing (i.e. materials, finishes and glazing patterns) can act to erode the character of the Conservation Area and should be opposed. It continues to state that the appearance of characterful buildings within the conservation area is harmed by the removal or loss of original architectural features and the use of inappropriate materials.
- 3.6. As mentioned in the above Conservation Area Strategy, most of the properties along Camden Mews have been converted for residential use and feature front fenestration which accord to this use. The front elevation of the property at ground floor level currently features a large, painted, metallic, garage door; two wooden entrance doors and a timber frames vertical sash. The components of this elevation are not original, having been altered following planning approval (CTP/H12/6/9/28374R), and are not considered to be of particular heritage/architectural merit.
- 3.7. Although the scheme would result in the loss of the garage door, the resulting front elevation would retain the existing proportions and balance and would not appear incongruous within the streetscene. The proposed windows would feature vertical sliding sashes with multiple glazing bars, matching those in existence on the property and maintaining a vertical hierarchy. It is therefore considered that these proposed alterations would not disrupt the character and appearance of the host property. The detailed design is considered to adhere to the prevailing traditional character of the mews and is thus considered to maintain the character of the conservation area.
- 3.8. To the rear, the proposed obscure glazing would not be the same as is in existence; however the frame material would be retained. As these windows are proposed to be reduced in size they would also alter the proportions of this elevation, however due to their particularly concealed siting (with no public views possible), these replacement windows would not cause significant impact upon the character of the host property and conservation area.
- 3.9. Overall it is considered that the proposed alterations would not cause a detrimental impact upon the character and appearance of the host property and would preserve the special character of the conservation area.

Residential Amenity

- 3.10. 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.
- 3.11. CPG6 (Amenity) states: "Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree". It continues to state that, as spaces that are overlooked lack privacy, "new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The degree of overlooking depends on the distance and the horizontal and vertical angles of view. The most sensitive areas to overlooking are: Living rooms; Bedrooms; Kitchens; and the part of a garden nearest to the house."
- 3.12. As outlined in section 2, the scheme originally submitted was found to be objectionable due to the opening style and lack of detailed information regarding the proposed rear windows. Following the submission of revisions, the opening style has been amended to feature fixed windows, with top hung tilt windows with restricted openings in the upper section. The glazing would be obscured. This is considered to have overcome the concerns raised.
- 3.13. In terms of overlooking and privacy, the revised scheme features fixed windows up to eye level internally (1.64m), with tilt opening windows with a height of 0.26m above. A condition is also recommended to fit these windows with restrictors to limit openings to 100mm. This results in users of the

unit having only very limited vertical views from these windows, with no views to more sensitive area of the rear garden or elevation of no.160 Camden Road. Similarly, evidence has been submitted that the specific glazing proposed (4mm K/16/4mm Opal Pilkington Optifloat™ Opal) would adequately obscure views through, protecting the privacy of both the future users/occupiers of the unit as well as the neighbouring occupiers.

- 3.14. The proposals are not considered to result in light pollution. The windows would include a reduction in glazed area on the rear elevation from approximately 3.5sqm to approximately 2.3sqm and would include obscure glazing which would halt any opportunity for direct glare.
- 3.15. With regard to the creation of noise and disturbance, as aforementioned the Council does not have control of the future use of the unit (between the approved B1a/C3 uses) and the comments raised above in relation to level of activity apply once more. That said, the scheme benefits from an approval for a 2bed residential unit and, regardless of internal layout, it is not considered likely that the level of noise created from a unit of this size would be substantial. Either way, as the proposed windows would only include small opening elements and the closest part of the opposite elevation on no.160 Camden Road is situated 17m away; it is not considered that the level of noise audible from this property would be detrimental to residential amenities or would substantiate a reason for refusal.
- 3.16. As such the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning policies CS5 and DP26 of the local development framework.

4. Recommendation

- 4.1. Grant conditional Planning Permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 4th July 2016, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Ms Josephine Glyn
Studio Glyn
5 Glenloch Road
London
NW34BX

Application Ref: **2016/2575/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

29 June 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
9 Camden Mews
London
NW1 9DB

DECISION

Proposal:
Alterations to ground floor fenestrations at front and rear of the existing building.

Drawing Nos: (Prefix: STEF-DWG-) 001 Rev B; 002 Rev A; 003, 004; Pilkington specification CI/SfB(41) Ro3 dated October 2009; Email confirmation of glazing dated 21 June 2016.

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).

Executive Director Supporting Communities



- 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 policy 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: (Prefix: STEF-DWG-) 001 Rev B, 002 Rev A, 003, 004; Pilkington specification CI/SfB(41) Ro3 dated October 2009; Email confirmation of glazing dated 21 June 2016.

Reason:

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

- 4 The hereby approved rear windows shall be installed with obscure glazing as specified in approved documents and shall be fitted with restrictors which limit the opening to no more than 100mm, which shall be permanently retained thereafter.

Reason: In order to prevent unreasonable loss of privacy to 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 2363).
- 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

Executive Director Supporting Communities

DRAFT

DECISION