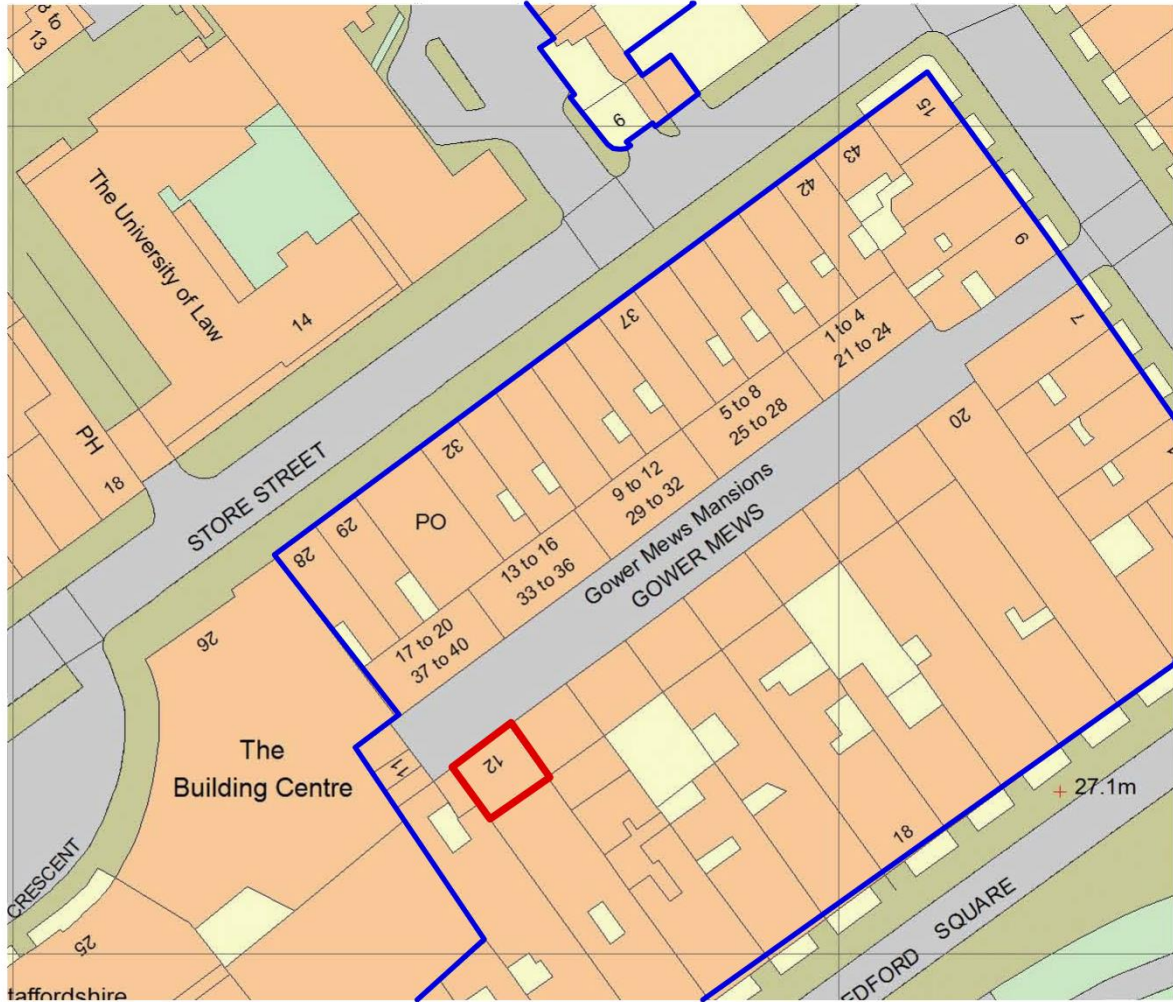


12 Gower Mews, WC1E 6HP 2015/6593/P



12 Gower Mews, WC1E 6HP 2015/6593/P

1. Front Elevation/existing doors (no.12)



2. View of Southern row of Mews (incl. no. 12)



3. Ground floor internal (no.12)



4. Entrance to first floor and location of proposed opening into ground floor



5. Opposite (Northern) row of Mews



6. Detail of existing door



Delegated Report		Analysis sheet	Expiry Date:	04/03/2016
(Members Briefing)		N/A / attached	Consultation Expiry Date:	
Officer			Application Number(s)	
John Diver			2015/6593/P	
Application Address			Drawing Numbers	
12 Gower Mews London WC1E 6HP			Refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Conversion of ground floor garage into habitable room & associated alterations to front elevation. Internal alterations.				
Recommendation(s):	Grant subject to conditions			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	08	No. of responses	01	No. of objections	01
			No. Electronic	01		
Summary of consultation responses:	<p>A site notice was posted between the 18/01/16 and the 08/02/16. The application was advertised in local press between 21/01/16 and the 11/02/16.</p> <p>No responses were received from any neighbouring occupier.</p>					
CAAC/Local groups comments:	<p>An objection comment was received from the Bloomsbury Association. Their objection can be summarised as follows:</p> <ul style="list-style-type: none"> • Bedford Square is an area of unique architectural and heritage value which has undergone 'careful refurbishments' • Gower Mews is part of the grade I listed buildings and is also unique in that it is the sole surviving mews to Bedford Square. • Original doors are retained on the application property. • Proposed ground floor doors and windows will appear incongruous on entering the mews from Gower Street and will detract from the group setting • Proposals would contravene policy/guidance • Proposed would not preserve or enhance the Conservation Area. <p>Following the submission of revisions/further information, the Bloomsbury Association confirmed that these objection still stand.</p> <p><u>Officer Comments on Consultation responses:</u></p> <p>The application property was annexed from dwellings along Bedford Square circa 1988 and is not within the curtilage of the adjacent listed property. The mews house is not included within Historic England's listing description for the adjacent listed buildings and council records have shown the property to be unlisted from 1988, when consent was granted for the demolition of and replacement of no.12 Gower Mews. It should also be noted that during the site visit it was found that the building was constructed of modern materials and that the existing doors were not original.</p> <p>Notwithstanding this, it was also the view of planning officers that the existing features were characteristic, and that a scheme that involved their loss would be objectionable. Since the submission of the above comments, amendments were received which aim to overcome initial concerns as outlined in paragraph 2.1.</p> <p>The special character of the local area formed a significant consideration, with considerable importance and weight has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.</p>					

Site Description

The application site contains a mews property on the south side of Gower Mews, WC13 6HP. The mews properties would have originally been constructed as ancillary dwellings to the adjacent properties along Bedford Square, however most have been historically annexed and now host self-contained units at first and second floor levels (most properties benefit from mansard roof extensions) with garages at ground floor.

Due to significant bomb damage, the northern row of mews properties was fully rebuilt circa 1946 and many of their original features at ground floor level were not replaced. Conversely despite various alterations including demolition and rebuilds, the properties along the Southern row of mews properties all retain characteristic features such as regular openings, black heavy hinged doors and fixed fan lights. The cohesion in appearance along this row is very high and subsequently the row contributes greatly to the character of the local area.

The application site is located within the Bloomsbury Conservation Area. The Bloomsbury Conservation Area Appraisal and Management Strategy document (adopted 2011) describes the row of properties as follows: “*To the south [of Gower Mews], is a consistent and simple two-storey mews terrace dating from the 19th century, which has garages at ground-floor level, vertically proportioned first-floor windows, and small dormer windows in the mansard attic storey*”.

This document additionally includes the application property (and the row within which it sits) as making a positive contribution to the Conservation Area. There are no Article 4 Directives which have been applied to the application site.

Relevant History

A summary of the site's planning history is as follows:

Address: 21-25 Bedford Square and 12-13 Gower Mews WC1.

Application No.: PL/9000115 / 9070052

Description: Formation of enlarged fire escape from No.22, fire escape through 13 Gower Mews, fire escape on roof of No. 23, tank rooms on roof of No. 23 and 25, and internal alterations to No. 21,22 and 23, as amendments to previous permission date 28th October 1988 (No. 8800180)

Date of Determination: 25/02/1991

Decision: Granted

Address: 21/25 Bedford Square and 11/12 Gower Mews, WC1.

Application No.: HB/8870076/

Description: Demolition of rear extensions of 21-25 Bedford Square and of 12 Gower Mews (unlisted). Renovation of main buildings of 21-25 Bedford Square and rebuilding of 12 Gower Mews and building of new rear extensions to 21, 22, 24 and 25 Bedford Square. Alterations to 11 Gower Mews.

Date of Determination: 28/10/1988

Decision: Granted (Listed Building Consent)

Address: 21/25 Bedford Square and 11/12 Gower Mews, WC1.

Application No.: PL/8800180

Description: Renovation of main buildings 21-25 Bedford Square and rebuilding of house at 12 Gower Mews and building of rear office extensions to 21, 22, 24 and 25 Bedford Square and alterations to 11 Gower Mews.

Date of Determination: 28/10/1988

Decision: Granted

Address: 12 Gower Mews W.C.1.

Application No.: CTP/N13/21/H/14666

Description: Continued use of first floor of 12 Gower Mews W.C.1. as offices

Date of Determination: 17/11/1972

Decision: Refused

Reason(s) for Refusal:

(1) *The proposal does not accord with the Initial Development Plan in which the area is zoned for West End purposes and the use as proposed would tend to prevent the ultimate implementation of the Plan.*

(2) *To ensure that the future occupation of the building shall be in accordance with the Council's policy on the restriction of office growth and prevention of loss of residential accommodation in the Central Area as set out in the Statement of Initial Development Plan.*

Address: 12 Gower Mews W.C.1.

Application No.: CTP/N13/21/10/10260

Description: Change of use for a limited period of the first floor, 12 Gower Mews W.C.1. from residential to offices purposes.

Date of Determination: 25/03/1971

Decision: Grant temporary use (12 Months)

Relevant policies

NPPF (2012)

The London Plan March 2015, consolidated with alterations since 2011

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)

DP19 - Managing the impact of parking

DP24 – Securing high quality design

DP25 – Conserving Camden’s heritage

DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2013

CPG1: Design

CPG6: Amenity

CPG2: Housing

Bloomsbury Conservation Area Appraisal and Management Strategy (2011)

1. Introduction

- 1.1. Planning permission is sought for the conversion of the ground floor garages into a habitable room with associated alterations to front elevation and internal works.
- 1.2. The proposal would lead to the amalgamation of the self-contained unit at first and second floors (1 bed 2 person) with the garages at ground floor to create a larger self-contained property (2 bed 4 person). The only external alteration proposed would be the creation of bi-folding doors within the existing hinged doors. It is also proposed that behind the existing hinged doors, glazed sliding doors would be inserted internally.
- 1.3. Following revisions (see below), the bi-folding doors forming one entrance into the proposed habitable room at ground floor level would be fashioned out of the existing doors, retaining characteristic features such as the fixed fan lights and 'hook and band' hinges as well as the doors themselves.

2. Revisions

- 2.1. It should be noted that following an initial assessment, the applicant was notified that the submitted scheme was unlikely to be considered acceptable for the following reasons:
 - The alterations to the front door and loss of characteristic features would diminish the character and appearance of the application property and row of mews properties.
- 2.2. In response, the applicant submitted a revised scheme which made the following alterations:
 - The existing front doors, hinges and fanlights are now to be retained and re-used to form entrance via inset bi-folding doors to the ground floor.

3. Planning Appraisal

- 3.1. The principal considerations material to the determination of this application are as follows:
 - Principle of the loss of the ground floor garage use
 - The visual impact upon the character and appearance of the host property, streetscene, local area and the Bloomsbury Conservation Area (Design and Conservation)
 - The living standards for future residents of the self-contained unit (Future Living Standards)
 - The impacts caused upon the residential amenities of any neighbouring occupier (Residential Amenity)

3.2. Principle of the loss of the ground floor garage use

- 3.2.1. Prior to the assessment of the proposed scheme, an assessment of the principle of the loss of the ground floor garages should be made.
- 3.2.2. Planning permission PL/8800180 which granted permission for the rebuilding of 12 Gower Mews included the following condition: "*The new garage in Gower Mews shall be provided and retained permanently for the parking of the residential occupier of 12 Gower Mews*".
- 3.2.3. Whilst it seems to be the case that within recent years the Bedford Estate has chosen to rent the garage and unit above separately, it is still considered that these garages are ancillary to the residential unit above in the usual manner for a mews property. The use of the garages as ancillary to the residential use above therefore means that a conversion to habitable room would not constitute a material change of use. This aspect of the development would therefore not require express permission and is not objectionable in principle.

3.2.4. Notwithstanding this, the property does not benefit from permitted development rights and therefore any external alterations still require full permission and must be in accordance with the Council's policy framework.

3.3. Design and Conservation

3.3.1. 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.

3.3.2. CPG1 design guidance recommends alterations take into account the character and design of the property and surroundings; windows, doors and materials should complement the existing building.

3.3.3. The Bloomsbury Conservation Area appraisal and management strategy advises that alterations can have a detrimental impact either cumulatively or individually on the character and appearance of the conservation area. Amongst the examples given within the area, the inappropriate design of extensions including the size and proportions of openings as well as the loss of original details are the most pertinent to the development hereby proposed.

3.3.4. As aforementioned, the properties along the Southern row of Gower Mews retain many characteristic features and maintain strong visual cohesion. Following the submission of revisions, it is not considered that the proposed development would disrupt this uniformity or adversely impact upon the character and appearance of the property, row of properties or the wider conservation area. This is due to the fact that the only external alteration now proposed would be the inserting of bi-fold doors within the existing wooden doors. No alterations to the apertures on the front elevation are proposed. When these bi-folding doors are shut it would therefore be difficult to perceive any variation from the other units within the row and would thus cause limited harm.

3.3.5. In accordance with paragraph 134 of the NPPF, "Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use".

3.3.6. As the proposed development would not impact upon the uniformity of the row and the appearance of a mews house would be retained, it is considered that the proposal would not cause impacts detrimental to the character and appearance of the property and that the proposed development would preserve the special character and appearance of the wider Conservation Area.

3.4. Future Living Standards

3.4.1. The proposed 2 bed, 4 person unit would exceed the nationally described space standards in all aspects apart from access to private outdoor amenity space. As this is not a possibility within the site and the resulting unit would benefit from a sizable kitchen / living area this is not objectionable.

3.4.2. As the proposal would not lead to the creation of additional units within the site, there would not be any significant additional strain to current levels of on-street parking as a result of the proposed development. It is acknowledged that the existing garages could contribute towards off street parking, however these garages are used for storage and the racks erected within these garages mean that it would not be possible to park a vehicle inside. Although the site has a Public Transport Accessibility level (PTAL) of 6b, it is therefore not considered expedient to impose car-free development through a legal agreement in this instance.

3.4.3. It is therefore considered that the proposed unit would allow for an acceptable standard of accommodation for future occupiers.

3.5. Residential Amenity

3.5.1. The proposed development is not considered to impact upon the residential amenities of any

neighbouring occupier. This is due to the fact that the proposed additional habitable space would not be located adjacent to any sensitive use at ground floor level, and the external alterations would be minimal in relation to their impacts to adjacent properties.

4. Recommendation

4.1. Grant subject to conditions

DISCLAIMER

Decision route to be decided by nominated members on Monday 7th of March 2016. For future information please go to www.camden.gov.uk and search for 'members briefing'.

Ms Marian Tweefoo
FT Architects Ltd
Hamilton House
WC1H 9BBApplication Ref: **2015/6593/P**
Please ask for: **John Diver**
Telephone: 020 7974 **6368**

29 February 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission GrantedAddress:
12 Gower Mews
London
WC1E 6HP**DECISION**Proposal:
Conversion of ground floor garage into habitable room & associated alterations to front elevation. Internal alterations.Drawing Nos:
(Prefix: 317_00_) 00A, 01, 02, 03; (Prefix: 317_01_) 01A, 02, 04, 05; Design, Access and Planning Statement; Heritage Statement.

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).

Director of Culture & Environment



- 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: 317_00_) 00A, 01, 02, 03; (Prefix: 317_01_) 01, 04, 05; Design, Access and Planning Statement; Heritage Statement.

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.
- 3 Reasons for granting permission. [Members Briefing]

The proposed development is in general accordance with the London Borough of Camden Local Development Framework Core Strategy, with particular regard to policies CS5 and CS14 of the London Borough of Camden Local Development Framework Core Strategy, and policies DP24, DP25 and DP26 of the London Borough of Camden Local Development Framework Development Policies. The proposed development also accords with policies 7.4, 7.6 and 7.8 of the London Plan 2011; and paragraphs 14, 17, 56 -66 and 126-141 of the National Planning Policy Framework.

For a more detailed understanding of the reasons for the granting of this planning permission, please refer to the officer report.

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

Director of Culture & Environment

DRAFT

DECISION