

Address:	102 Camden Mews London NW1 9AG		2
Application Number:	2014/5589/P	Officer: Gideon Whittingham	
Ward:	Cantelowes		
Date Received:	03/09/2014		
Proposal: Demolition of garage and associated excavation works for the erection of a 3 storey extension and basement floor level beneath footprint.			
Background Papers, Supporting Documents and Drawing Numbers:			
<p>Site Plan - 100; Demolition - 141a, 142; Existing - 101b, 102b, 103b, 105b, 106b, 110b, 111c; Proposed - 120d, 121d, 122d, 123d, 124d, 125d, 126b, 130b, 131b, 132b, 133b, 134a; Basement Impact Assessment (Screening and Scoping), prepared by Peter Brett, dated December 2014 (2nd submission); Basement Impact Assessment (Screening and Scoping), prepared by Peter Brett, dated October 2014 (1st submission); Basement Impact Assessment, prepared by Peter Brett, dated April 2015 (3rd submission); Design and access statement, prepared by Dols Wong Architects; Arboricultural and Planning Integration Report (Ref:GHA/DS/1980:12), prepared by GHA Trees, dated 29th May 2012; Lifetime Holmes Criteria assessment, dated 26th August 2014; Building Appraisal prepared by Peter Powlesland Historic Buildings Consultant; Independent review, prepared by LBH Wembley, dated December 2014; Independent review, prepared by LBH Wembley, dated March 2015; Independent review, prepared by LBH Wembley, dated May 2015; Proposed Basement Plan Showing Structure Over, prepared by Martin Redston Associates; Suggested Underpinning Sequence, prepared by Martin Redston Associates; Proposed Underpinning Temporary Works, prepared by Martin Redston Associates, dated 02/10/2014; Proposed Retaining Wall Sections, prepared by Martin Redston Associates; Mews section (sk); Proposed Construction Method Statement and Sequence of Works, prepared by Martin Redston Associates, dated 2nd October 2014; Proposed Monitoring Regime, prepared by Martin Redston Associates, ref:12.568; Calculations for retaining walls, prepared by Martin Redston Associates, ref:12.568, dated October 2014; Site investigation - prepared by Herts and Essex Site Investigations, dated 05.11.2014.</p>			
RECOMMENDATION SUMMARY: Grant Planning Permission subject to conditions and a Section 106 Legal Agreement			
Applicant:		Agent:	
Mr Ken Coffey 19 Wimpole Street London W1G 8GE		Dols Wong Architects The Studio 61 Brondesbury Road London NW6 6BP	

ANALYSIS INFORMATION

Land Use Details:			
	Use Class	Use Description	Floorspace
Existing	<i>C3 Dwelling House</i>		<i>129m²</i>
Proposed	<i>C3 Dwelling House</i>		<i>284m²</i>

Residential Use Details:										
	Residential Type	No. of Bedrooms per Unit								
		1	2	3	4	5	6	7	8	9+
Existing	<i>Flat/Maisonette</i>		X							
Proposed	<i>Flat/Maisonette</i>				X					

Parking Details:		
	Parking Spaces (General)	Parking Spaces (Disabled)
Existing	<i>2</i>	<i>X</i>
Proposed	<i>0</i>	<i>X</i>

OFFICERS' REPORT

Reason for Referral to Committee: This application is reported to Committee because it involves substantial demolition of a building in a Conservation Area Clause 3(v) and the making of a planning obligation under Section 106 of the Town and Country Planning Act 1990 which does not allow for an exemption from the scheme of delegation (part vi).

1. SITE

- 1.1 The application site is located on the eastern side of Camden Mews, within the section known as Camden Mews North. The building appears to be an early example of property developed to service the grand townhouses of Camden Square laid out around the mid 1840's. The existing building is a typical early/mid-nineteenth century two-storey, painted brick mews property with shallow pitched slate roof, ground floor structural opening and winch door opening, but unusually has been aligned with the flank/west elevation fronting the road. The site also contains a single storey garage with an informal (unauthorised) terrace above, adjoining the main-southern elevation, which is considered to have been built over the original cobbled courtyard, and additional single storey garage adjacent to that. The southern elevation of the building, punctuated with traditional timber sash windows is visible in oblique views from Camden Mews over the roof of the two adjacent single storey garages.
- 1.2 Camden Mews was laid out at the same time as Camden Square and the adjoining streets and was intended that stables and coach houses would be built here to service the surrounding substantial houses. However, many sites remained empty as the area failed to maintain its early desirability, only being developed in the post WWII period. Consequently, the survival of a Victorian service building in anything approaching its original condition is comparatively rare.
- 1.3 The Camden Square Conservation Area was extended in 2002 so as to include this portion of Camden Mews and the assessment specifically states that No.102 makes a positive contribution to the character and appearance of the Conservation Area.
- 1.4 The single storey structures are of limited or no architectural or historic interest. However the main building is typical of original mews building found along the mews. It forms the first phase of development in the area and has all the attributes of an 19th Century mews dwelling. Moreover it is unusual in that its flank addresses the street – presumably to aid access for manufacturing or loading purposes. It is likely to have originally formed one of a back to back pair (its neighbour now demolished) however this is not considered to unduly diminish its architectural or historic quality. In this regard building is considered to make a positive contribution to the Camden conservation area.

2. THE PROPOSAL

- 2.1 The application proposes:

- The demolition of the single storey garage for the replacement with a part 2 part 3 storey side extension (dimensions: 7.8m height x 4.1m wide x 8.1m length)
- The construction of a basement floor level (35sqm) beneath the footprint of the site (dimensions: 3m deep x 8.4m length x 10m wide)
- Associated elevational alterations to the retained mews house
- All to provide a 4 bedroom dwelling

Revision

- 2.2 The Basement Impact Assessment (BIA) and floor plans (to include cycle storage and amend errors) were amended following officer advice.

3. RELEVANT HISTORY

- 3.1 **2006/2127/P and 2006/2128/C** – Planning permission and Conservation area consent

Refused (08/09/2006) for the demolition of existing house and adjacent garages and construction of two terraced houses (Class C3).

The planning permission reasons for refusal were as follows:

1) The proposed two new terraced dwellings, by reason of their form, design and materials, would be detrimental to the character and appearance of the conservation area contrary to policy B1 (General design principles) and B7 (Conservation areas) of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting advice contained within the Council's Supplementary Planning Guidance and the Conservation Area Statement.

2) The proposed additional residential dwelling on the site, in the absence of a legal agreement for car-free housing, would be likely to contribute unacceptably to parking stress and congestion in the surrounding area contrary to policies T8 (Car-free housing and car-capped housing) and T9 (Impact of parking) of the Replacement Unitary Development Plan 2006.

3) The proposed two new terraced dwellings, in the absence of information to demonstrate or justify otherwise, would fail to comply with 'Lifetime homes' standards and as such would fail to meet the needs of those with mobility difficulties and other disabilities. The proposal is therefore contrary to policy H7 (Lifetime homes and wheelchair housing) of the London Borough of Camden Unitary Development Plan 2006 and supporting advice contained within the Council's Supplementary Planning Guidance.

The conservation area consent reason for refusal was as follows:

1) The demolition of the existing building on the site, which has been identified as making a positive contribution to the conservation area, would be detrimental to the character and appearance of the Camden Square Conservation Area contrary to policy B7(b) (Demolition of unlisted buildings) of the London Borough of Camden Replacement Unitary Development Plan 2006 and supporting advice contained

within the Council's Supplementary Planning Guidance and the Conservation Area Statement.

3.2 2012/3668/P & 2012/3697/C - Planning permission and Conservation area consent

Refused (05/11/2012) for the erection of a three storey dwelling house (Class C3) following demolition of existing house (Class C3) and garages (Class Sui Generis)

The planning permission reasons for refusal were as follows:

1) The proposed development, by reason of its height, scale and bulk would result in harm to the character and appearance of the mews of which it forms a part, and this part of the Camden Square Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) the London Borough of Camden Local Development Framework Core Strategy; and policies DP24 (Securing high quality design) and DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

2) The proposed development, in the absence of a legal agreement to secure the submission and implementation of a Construction Management Plan, would be likely to contribute unacceptably to traffic disruption and dangerous situations for pedestrians and other road users and be detrimental to the amenities of the area generally, contrary to policies CS5 (Managing the impact of growth and development), CS11 (Promoting sustainable and efficient travel) and CS19 (Delivering and monitoring the Core Strategy) of the London Borough of Camden Local Development Framework Core Strategy and policies DP20 (Movement of goods and materials), DP21 (Development connecting to the highway network) and DP26 (Managing the impact of development on occupiers and neighbours) of the London Borough of Camden Local Development Framework Development Policies.

The conservation area reason for refusal was as follows:

1) The proposal, by virtue of the loss of a building that makes a positive contribution to the Camden Square Conservation Area would fail to preserve and enhance the character and appearance of the Camden Square Conservation Area, contrary to policy CS14 (Promoting high quality places and conserving our heritage) of the London Borough of Camden Local Development Framework Core Strategy and policy DP25 (Conserving Camden's heritage) of the London Borough of Camden Local Development Framework Development Policies.

3.3 These decisions are addressed in following report and the conclusions reached are material to the assessment of the current application.

4. CONSULTATIONS

Statutory Consultees

4.1 N/A

Conservation Area Advisory Committee

4.2 The Camden Square CAAC commented:

- Unclear drawings/submitted information
- Inadequate ceiling heights
- Third storey overly intrusive
- Unsympathetic design and materials
- Rear windows result in loss of privacy
- Terminating height/3 storey developments inconsistent with majority of mews
- Lack of cycle/storage provision

Adjoining Occupiers

4.3 A site notice was displayed from 08/10/2014 and a public notice was published in the Ham & High from 09/10/2014.

<i>Number of letters sent</i>	4
<i>Total number of responses received</i>	13
<i>Number in support</i>	0
<i>Number of objections</i>	13

4.4 11 objections have been received from the occupiers of 100A Camden Mews, 104 Camden Mews, 129 Camden Mews (x2), 4 Cliff Road, 6 Cliff Road, 5 Cliff Road (x7) commenting:

- Construction noise and nuisance
- Structural stability of neighbouring houses
- Loss of privacy – communal gardens of Cliff Road and homes on Camden Mews
- Harm to trees
- Unsympathetic/inappropriate design with surrounding area
- Loss of garage facilities
- Lack of cycle spaces and waste storage
- Preservation of mews building
- Necessity of basement would not out way nuisance as a result of development process
- Lack of clarity from submitted information

5. **POLICIES**

5.1 **LDF Core Strategy and Development Policies**

National Planning Policy Framework 2012
National Planning Policy Guidance 2014
London Plan March 2015, consolidated with alterations since 2011
Mayor's Supplementary Planning Guidance

5.2 **LDF Core Strategy and Development Policies**

CS5 (Managing the impact of growth and development)

CS6 (Providing quality homes)

CS11 (Promoting sustainable and efficient travel)

CS13 (Tackling climate change through promoting higher environmental standards)

CS14 (Promoting high quality places and conserving our heritage)

CS15 (Protecting and improving our parks and open spaces & encouraging biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

DP2 (Making full use of Camden's capacity for housing)

DP5 (Homes of different sizes)

DP6 (Lifetimes homes and wheelchair housing)

DP16 (The transport implications of development)

DP17 (Walking, cycling and public transport)

DP18 (Parking standards and limiting the availability of car parking)

DP20 (Movement of goods and materials)

DP22 (Promoting sustainable design and construction)

DP23 (Water)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

DP28 (Noise and vibration)

5.3 **Other Planning Policies / Guidance**

Camden Planning Guidance (CPG) 2011 – CPG 6, 7 and 8

Camden Planning Guidance (CPG) 2013 – CPG 1, 2, 3 and 4

Fitzjohns Netherhall Conservation Area Statement

6. **ASSESSMENT**

6.1 The principal considerations material to the determination of this application are summarised as follows:

- Principle of demolition
- Design – scale, bulk and detailed design
- Impact of basement development
- Standard of residential accommodation provided
- Impact on neighbouring amenity
- Impact on trees/landscaping
- Transport issues

Principle of demolition

6.2 The previous assessment of the Council on this issue in 2006 (2006/2127/P) and again in 2012 (2012/3668/P) align with the CS14 and DP25. As a result the demolition of the main mews building was refused permission. The demolition of the main mews building will not take place as part of this application.

- 6.3 With regard to the single storey garages associated with the main mews building, the previous assessment of the Council on this issue in the 2006 (2006/2127/P) and again in 2012 (2012/3668/P) were:

“It is not considered that the existing garages make a positive contribution to the conservation area, however their demolition would only be permitted if an appropriate replacement building was proposed.”

- 6.4 As part of this application, the existing single storey garage would be demolished. This is of limited architectural and historic interest and its loss is not considered to harm the character and appearance of the conservation subject to the replacement, assessed in the following report.
- 6.5 The mews building would be retained with only limited alterations externally and would continue to make a positive contribution to the character and appearance of the conservation area.
- 6.6 Within this context, the level of demolition proposed to elements of limited architectural and historic interest would accord with the CS14 and DP25.

Design – scale, bulk and detailed design

- 6.7 The character of Camden Mews is one of irregularity, in terms of materials and design, reflecting its piecemeal development over 150 years. In particular, many sites were developed from the 1930s onwards as individual architectural compositions of significant quality.
- 6.8 The proposal follows on from this, creating an individual dwelling, which would reflect but not replicate the existing contemporary buildings in the Mews. The development creates a series of regular forms which broadly relate to the scale and forms of the buildings in the mews. The use of brick and timber also relate to the traditional palette of materials in the mews.
- 6.9 The overall height of the development is not considered to overwhelm the mews. The proposal would present a typical two storey development above ground with a third floor set back from the front building line to the new development. This would adjoin the three storey development to the south and not overwhelm the retained mews building.
- 6.10 In terms of the mews building, the scheme has retained the historic openings to no.102 and only lightly touches the main façade with a glazed link. The large coach door at ground level is utilised with the small windows retained at upper floor level. A small link block would be created at the rear of the site which would also utilise the existing first floor level opening. In this regard the scheme carefully grafts the new extension to the existing building.
- 6.11 The contemporary design of the new extension as well as the glazed link allows the historic building to be appreciated and recognised whilst the form, height and scale of the new development respects and responds to the existing building and the mews.

- 6.12 With particular regard to the basement floor extension, no external manifestations would take place and would not therefore harm the character and appearance of the mews or the wider conservation area.
- 6.13 The proposal in respect of design/townscape would accord with the CS14 and DP25, subject to conditions to control detailed design and materials.

Impact of basement development

- 6.14 As detailed under paragraph 2.1 of this report, the proposal incorporates a single storey basement extension beneath the footprint of the site.
- 6.15 The newly created basement floor level would comprise a footprint of 35sqm at a depth of 3m.
- 6.16 The Basement Impact Assessment and related documentation submitted by the applicant has been subject to independent verification. This is owing to the location of the application site within a hydrogeological constraint area. In this instance, the basement related information has been subject to a separate independent review being fully satisfied with the level and nature of information provided by the applicant. A brief timeline of the main events in this process are detailed below:
- November 2014 – Applicant agrees to independent verification process, given the context detailed above.
 - December 2014 – LBH Wembley Geotechnical & Environmental (LBH) instructed to carry out independent review of applicant information.
 - December 2014 – LBH independent review concludes additional basement related information required
 - February 2015 – Applicant amends BIA
 - March 2015 – LBH second independent review concludes additional basement related information required
 - April 2015 – Applicant amends BIA
 - May 2015 - LBH third independent review concludes basement related information is satisfactory for the purposes of this planning application.

The independent review

- 6.17 In responding to policy DP27 and CPG4, the applicant submitted a range of documentation at the outset of the application. This included a Basement Impact Assessment (BIA) Report by Peter Brett Associates LLP. An independent review of all the relevant documentation was undertaken by LBH, on behalf of the Council. The scope of this study was, in short, to ascertain the submission of the applicant was sufficiently robust and accurate to enable planning permission to be granted in accordance with the requirements of LDF policy DP27.
- 6.18 The first independent review concluded:

“The BIA should provide a detailed assessment of the extent of the possible movements and damage to be expected during and after works to the host and

neighbouring properties. The potential impact upon the adjacent highway and any services beneath also needs to be addressed.

A detailed monitoring and contingency plan should be presented that reflects the outcome of these assessments

The further submission should include a specific construction sequence and methodology that indicates clearly what mitigation measures are required and demonstrates how the host building and neighbouring structures are to be protected.

The further submission would benefit from the support of additional ground investigation and monitoring for ground water.

A BIA, prepared or countersigned by persons holding the required qualifications, should be submitted.

This must include an identifiable Impact Assessment Stage where the specific potential issues raised by the screening and scoping stages are addressed in detail together with appropriate mitigation”

6.19 The applicant duly considered the LBH review and produced additional information.

6.20 The second independent review concluded:

“The revised submission now appears to meet the qualifications requirements and the need for structural monitoring has been addressed.

However, although potential impacts have been identified it is considered that the assessment of these in the revised submission does not provide sufficient certainty that unacceptable damage will not occur to the neighbouring properties.

There appear to be some discrepancies and inconsistencies in the proposed underpinning construction sequence and methodology, to the extent that there is significant residual uncertainty that the project can be completed without an unacceptable risk to the neighbouring properties and the host building.

6.21 The applicant duly considered the LBH review and produced additional information.

6.22 The third independent review concluded:

“A third BIA submission has now been made that clarifies the proposed construction sequence and methodology and includes a ground movement assessment undertaken by a geotechnical specialist that concludes with a Burland damage category assessment.

This further submission is considered to now demonstrate sufficient detail and certainty to meet the requirements of DP27, in respect of:

- a. Maintaining the structural stability of the building and any neighbouring properties*
- b. Avoiding adverse impact on drainage and run-off or causing other damage to the water environment and*
- c. Avoiding cumulative impacts on structural stability or the water environment”*

- 6.23 However given the extent of the basement proposal it is considered necessary and appropriate to secure a ‘Basement Construction Plan’ by s106 legal agreement. This is in accordance with CPG4 and will ensure that the final detailed design of the basement is in accordance with the findings and recommendations of the submitted BIA.
- 6.24 With this matter secured via legal agreement, it is considered that the proposal fully satisfies policy DP27 and CPG4.

Standard of residential accommodation provided

- 6.25 The existing 2 bed dwelling provides approximately 129sqm of accommodation - 90sqm (ground floor) + 39sqm (first floor), for which the garages total 52sqm.
- 6.26 The proposal would provide a 4 bedroom dwelling of approximately 284sqm of accommodation - 90sqm (basement), 88sqm (ground floor plan), 76sqm (first floor plan), (second floor plan), 30sqm (third floor plan), meeting the minimum floorspace requirements according to the CPG standards and London Plan.
- 6.27 In accordance with CPG2 Housing, all habitable rooms would feature a minimum headroom of 2.3m.
- 6.28 The proposal would provide additional residential accommodation of a good standard. The applicant has submitted a Lifetime Homes statement identifying design features which would maximise accessibility in mind of the site constraints. The proposal largely complies with the Lifetime Homes criteria; other than provide a parking space in close proximity to the site (Criteria 1 and 2). Notwithstanding Criteria 1 and 2, it is considered that the proposal adequately meets all applicable standards and is therefore in accordance with policy DP6.

Impact on neighbouring amenity

Sunlight/daylight

- 6.29 Although the proposal would essentially see an increase in height of the side extension (garages) from 3.1m up to 7.9m in height, it is considered the proposed extension, by virtue of its terminating height, scale and proximity to neighbouring properties would not result in a materially detrimental loss of sunlight/daylight and outlook, particularly to Nos.119, 121, 123 and 125 Camden Mews. The mews development is already of an intimate nature, with this said however, the development would not overbear the adjacent dwellings any greater than the recent development of Nos.100a & 100b.

Privacy

- 6.30 The proposal would introduce additional windows to the rear elevation. Given that a number of windows already feature to the rear at first floor level along this mews, additional windows would be of no greater detriment at this level. With this said however, the rear elevation of Cliff Road Villas is upwards of 21m in distance, exceeding the 18m guidance within CPG6.
- 6.31 In terms of the roof terrace and additional windows at first and second floor level to the front elevation, whilst it is acknowledged the proposal would result in a degree of overlooking, given the width and already intimate nature of the mews, this matter would not substantiate a reason for refusal on this issue alone. The distance between facing buildings would be less than 18m, as per CPG6, however this instance already occurs throughout the mews regularly, including the recent adjacent development of Nos.100a & 100b. This view of privacy implications also accords with the officer assessment in 2006 (2006/2127/P) and again in 2012 (2012/3668/P).

Impact on trees/landscaping

- 6.32 The applicant has submitted an Arboricultural report by GHA Trees, compiled by a qualified professional. The assessment indicates 2 trees are located to the rear (in the grounds Cliff Road Villas), an Ash– Category C1 and Pear – Category U. Although no trees would be removed to allow development, they will however need to be protected from harm throughout the development by way of condition, as per the Arboricultural report.

Transport issues

- 6.33 In the policy context of DP19, the proposal would not result in a shortfall in parking spaces for non-general car parking (e.g. cycle, disability parking, service vehicles); would not cause difficulties for existing users of the mews; and, it would not displace vehicles to 'stressed' controlled parking zones on street, particularly given the occupier already retains the ability to apply for a parking permit.
- 6.34 CPG6 (Amenity) requires that a construction management plan (CMP) be submitted for development that is likely to give rise to significant noise and other disturbance during construction. Given the lack of on site space for machinery, the relatively restricted site access and the potential effect of construction in terms of, inter alia, noise, dust and vibration on nearby residential units, It is therefore considered necessary to require the applicant to enter into a S106 legal agreement to secure the provision of a Construction Management Plan (CMP). A CMP outlines how construction work will be carried out and how this work will be serviced (e.g. delivery of materials, set down and collection of skips etc.), with the objective of minimising traffic disruption and avoiding dangerous situations for pedestrians and other road users. A fully complete CMP would be secured via S106. The proposal thereby complies with the requirements of the Council's transport policy, specifically, DP20.
- 6.35 Camden's Parking Standards for cycles states that 3 parking spaces are required for a residential unit of this size. The applicant has made provision internally for this.

6.36 The constraints of the site, namely fronting directly onto the highway, limit the location of refuse storage externally. Whilst not ideal, adequate space within the dwelling would be available for internal storage.

CIL

6.37 The proposal would be CIL liable - 155m² (uplift new build floorspace) x £500 (Zone C CIL Tariff) = £77,500.

7. CONCLUSION

7.1 The proposed development seeks to create additional residential accommodation to the existing mews dwelling. The demolition of the single storey garage structures is acceptable in heritage terms and the scheme retains the part of the building that makes a positive contribution to the character and appearance of the conservation area. The side extension would be of high quality design and would preserve the character and appearance of the Conservation Area. The extensions are not considered to have any adverse impact on the residential amenity of neighbouring properties. The applicant has demonstrated, following independent review that the excavation of a basement would not harm the surrounding area and the development would not harm the amenity of neighbouring residents, subject to suitable s106 controls over construction.

7.2 The development would be appropriate and in accordance with relevant National and Regional Policy, Core Strategy and Development policies and Camden Planning Guidance for the reasons noted above.

7.3 Planning Permission is recommended subject to a S106 Legal Agreement covering the following Heads of Terms:-

- Construction and Demolition Management Plan
- Basement Construction Plan
- Highways contribution

8. LEGAL COMMENTS

8.1 Members are referred to the note from the Legal Division at the start of the Agenda.

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 policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

3 Detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the Council before the relevant part of the work is begun:

a) Plan, elevation and section drawings, including jambs, head and cill, of all new external window and door at a scale of 1:10 with typical glazing bar details at 1:1.

d) Typical details of new railings and balustrade at a scale of 1:10 with finials at 1:1, including method of fixing.

c) A sample panel of all facing materials should be erected on-site and approved by the Council before the relevant parts of the work are commenced and the development shall be carried out in accordance with the approval given. The panel must include facing brickwork demonstrating the proposed colour, texture, face-bond and pointing.

The relevant part of the works shall then be carried in accordance with the approved details

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.

4 The windows hereby permitted on the rear elevation shall be constructed using only obscured glazing, fixed shut and so maintained.

Reason: In order to prevent unreasonable overlooking of 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.

5 No lights, meter boxes, flues, vents or pipes, and no telecommunications equipment, alarm boxes, television aerials, satellite dishes or rooftop 'mansafe' rails shall be fixed or installed on the external face of the buildings, without the prior approval in writing of the local planning authority.

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.

- 6 All trees on the site, or parts of trees growing from adjoining sites, unless shown on the permitted drawings as being removed, shall be retained and protected from damage in accordance with the approved protection details.

Reason: To ensure that the development will not have an adverse effect on existing trees and in order to maintain the character and amenity of the area in accordance with the requirements of policy CS15 of the London Borough of Camden Local Development Framework Core Strategy.

- 7 The development hereby permitted shall be carried out in accordance with the following approved plans [Site Plan - 100; Demolition - 141a, 142; Existing - 101b, 102b, 103b, 105b, 106b, 110b, 111c; Proposed - 120d, 121d, 122d, 123d, 124d, 125d, 126b, 130b, 131b, 132b, 133b, 134a; Basement Impact Assessment (Screening and Scoping), prepared by Peter Brett, dated December 2014 (2nd submission); Basement Impact Assessment (Screening and Scoping), prepared by Peter Brett, dated October 2014 (1st submission); Basement Impact Assessment, prepared by Peter Brett, dated April 2015 (3rd submission); Design and access statement, prepared by Dols Wong Architects; Arboricultural and Planning Integration Report (Ref:GHA/DS/1980:12), prepared by GHA Trees, dated 29th May 2012; Lifetime Holmes Criteria assessment, dated 26th August 2014; Building Appraisal prepared by Peter Powlesland Historic Buildings Consultant; Independent review, prepared by LBH Wembley, dated December 2014; Independent review, prepared by LBH Wembley, dated March 2015; Independent review, prepared by LBH Wembley, dated May 2015; Proposed Basement Plan Showing Structure Over, prepared by Martin Redston Associates; Suggested Underpinning Sequence, prepared by Martin Redston Associates; Proposed Underpinning Temporary Works, prepared by Martin Redston Associates, dated 02/10/2014; Proposed Retaining Wall Sections, prepared by Martin Redston Associates; Mews section (sk); Proposed Construction Method Statement and Sequence of Works, prepared by Martin Redston Associates, dated 2nd October 2014; Proposed Monitoring Regime, prepared by Martin Redston Associates, ref:12.568; Calculations for retaining walls, prepared by Martin Redston Associates, ref:12.568, dated October 2014; Site investigation - prepared by Herts and Essex Site Investigations, dated 05.11.2014].

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

Informative(s):

- 1 The London Borough of Camden introduced the Community Infrastructure Levy (CIL) on the 1st of April 2015 to help pay for local infrastructure. This is in addition to the Mayoral CIL which helps fund the Crossrail introduced on 1st April 2012. Any permission granted after this time which adds more than 100sqm of new floorspace or a new dwelling will need to pay the CIL charge.

The proposed charge in CIL will be calculated in accordance with the regulations set out in Part 5 of the Community Infrastructure Levy Regulations 2010 (as amended). For further information on the Camden CIL or Mayoral CIL charge please follow the link provided:

http://www.camden.gov.uk/ccm/cms-service/stream/asset/?asset_id=3298006

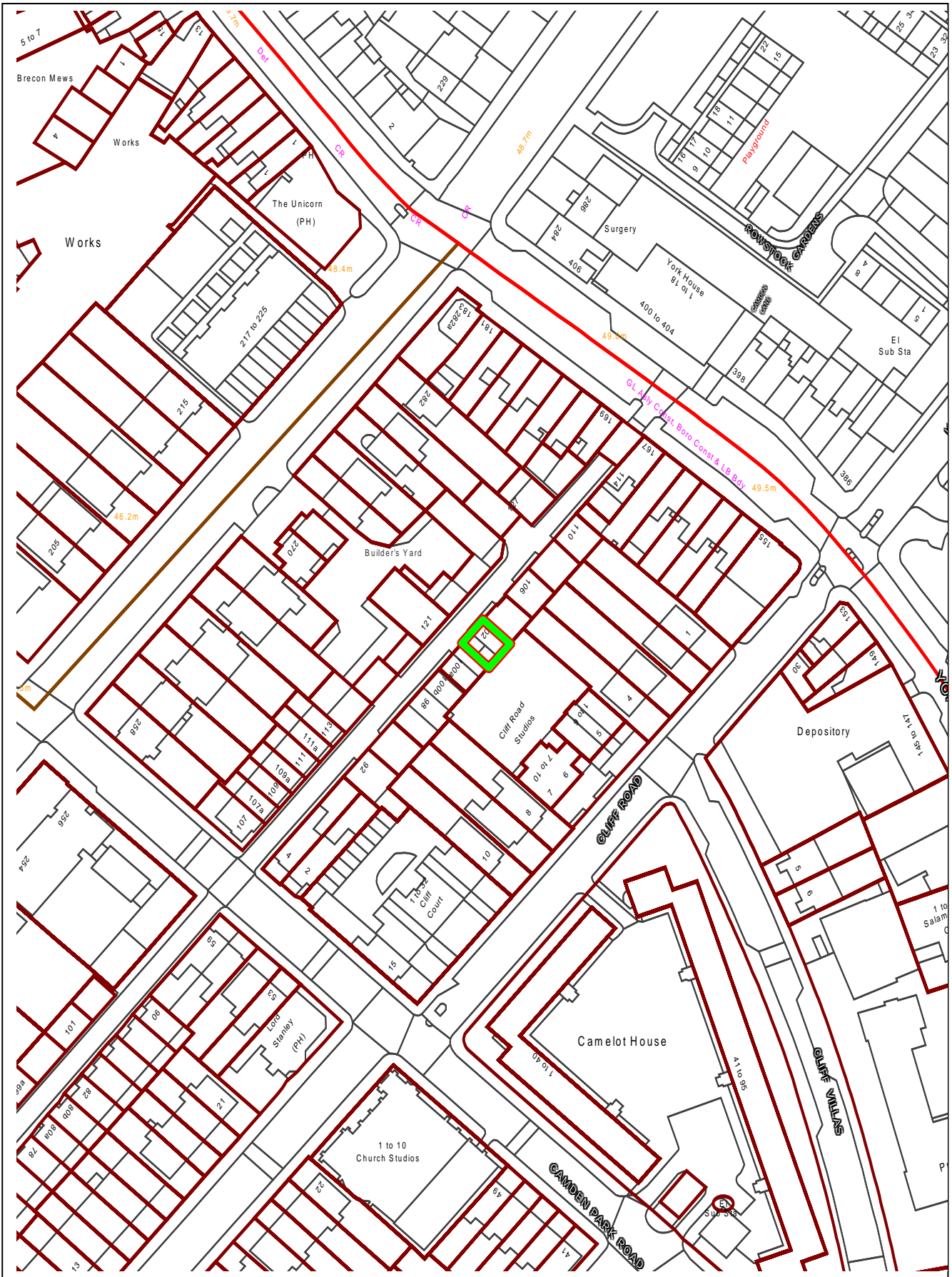
You are required to assume liability and notify the CIL team on commencement using the forms that can be downloaded from planning portal;
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

We will issue an assumption of liability setting out the calculation and CIL demand notice setting out the method of payment accordingly. Failure to notify Camden of the commencement of development will result in a surcharge of £2500 or 20% being added to the CIL payment. Other surcharges may also apply for failure to assume liability and late payment. Payments will also be subject to indexation in line with the construction costs index.

Please send CIL related documents or queries to CIL@Camden.gov.uk

- 2 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).
- 3 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.
- 4 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 Noise and Licensing Enforcement Team, 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.
- 5 You are reminded of the need to provide adequate space for internal and external storage for waste and recyclables. For further information contact Council's Environment Services (Waste) on 020 7974 6914/5 or see the website <http://www.camden.gov.uk/ccm/content/environment/waste-and-recycling/twocolumn/new-recycling-rubbish-and-reuse-guide.en>.
- 6 You are reminded that this decision only grants permission for permanent residential accommodation (Class C3). Any alternative use of the residential units for temporary accommodation, i.e. for periods of less than 90 days for tourist or short term lets etc, would constitute a material change of use and would require a further grant of planning permission.

- 7 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.



Application No: 2014/5589/P
102 Camden Mews
London
NW1 9AG

Scale:
1:1250
Date:
2-Jul-15



This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office, © Crown Copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings

1. DC Committee

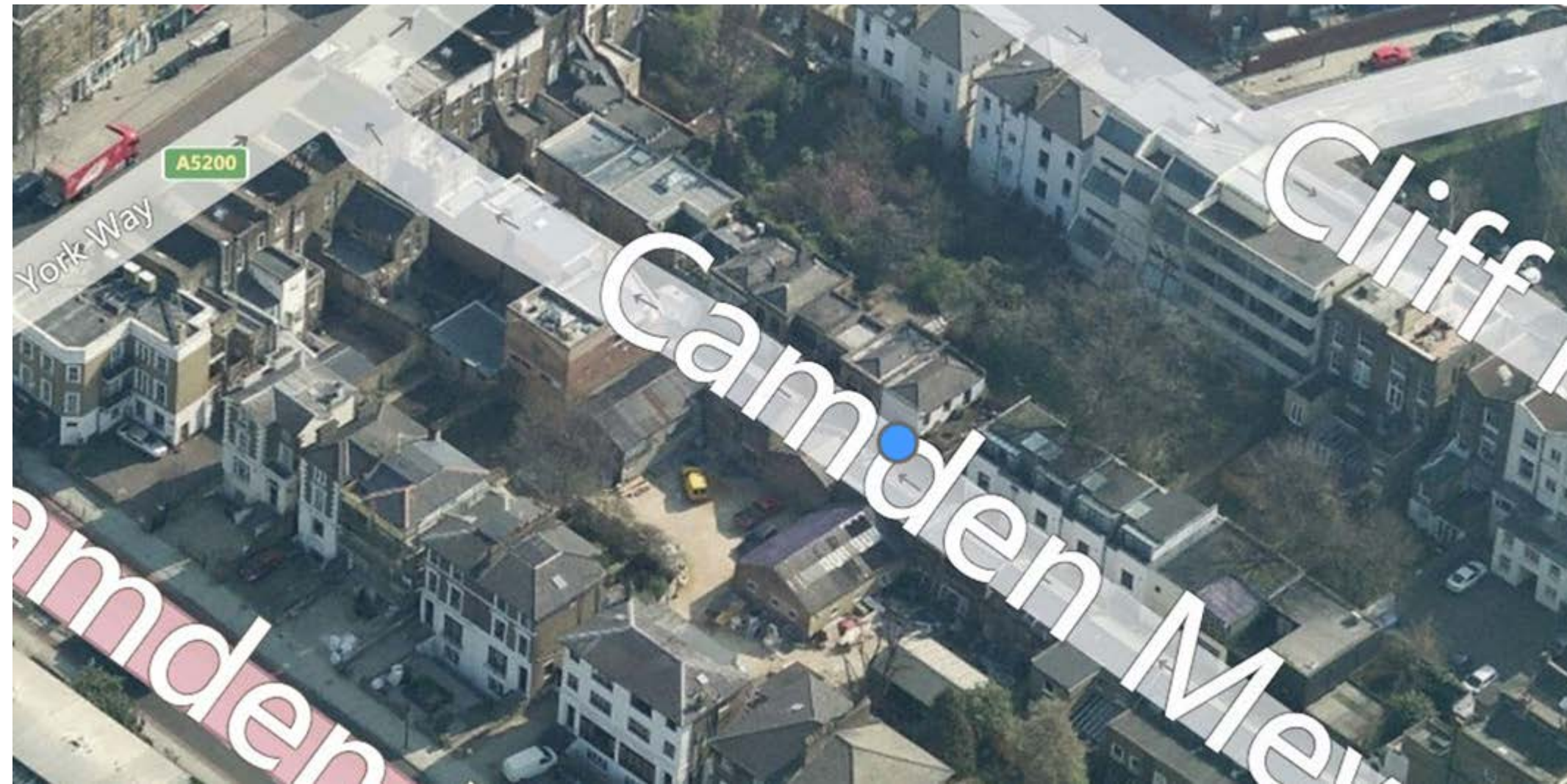
25th June 2015

2014/5589/P

102 Camden Mews

London

NW1 9AG





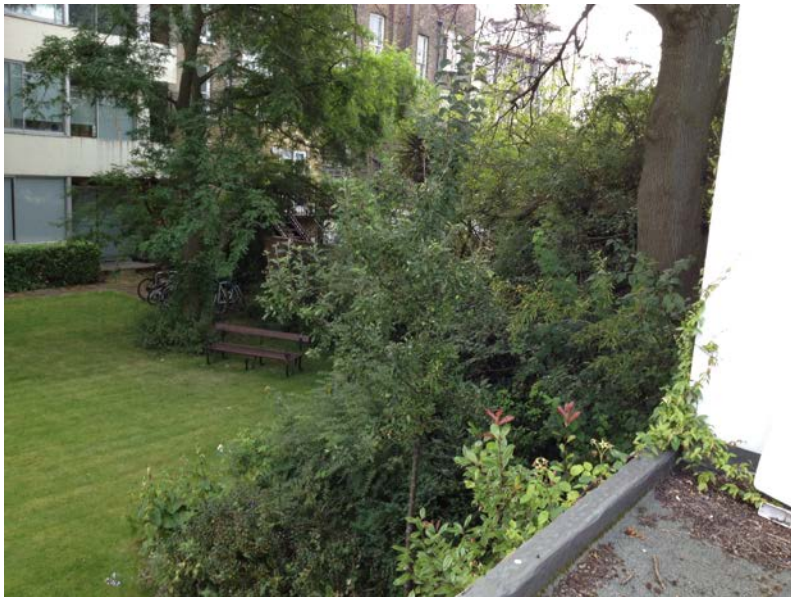
Context of Camden Mews – Including application site



Context of Camden Mews – Adjacent houses along eastern side of Camden Mews

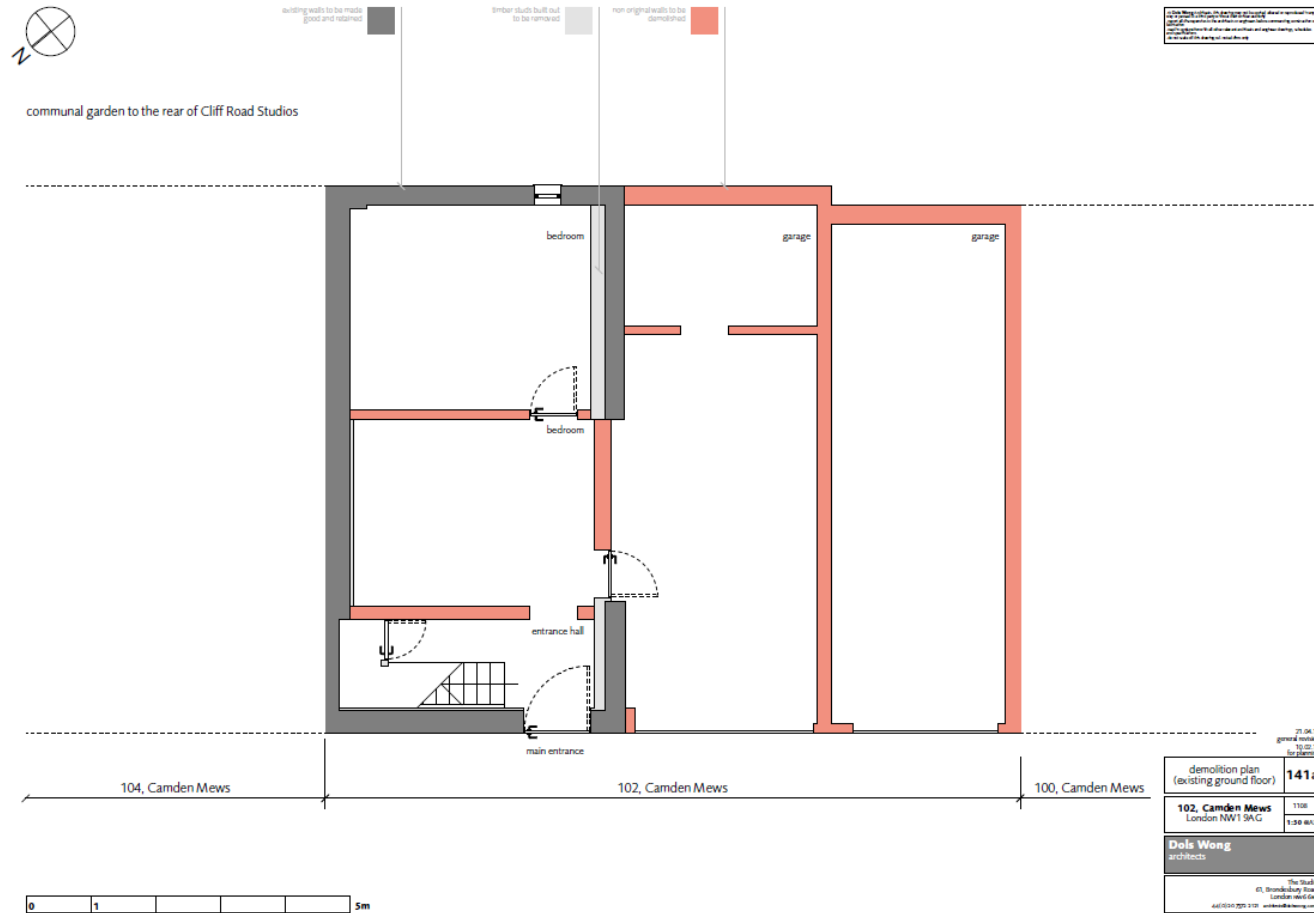


Context of Camden Mews – Houses directly facing 102 Camden mews along the western side of Camden Mews



Views of communal garden (5 Cliff Road) from 1st floor level

Demolition Plans – ground floor



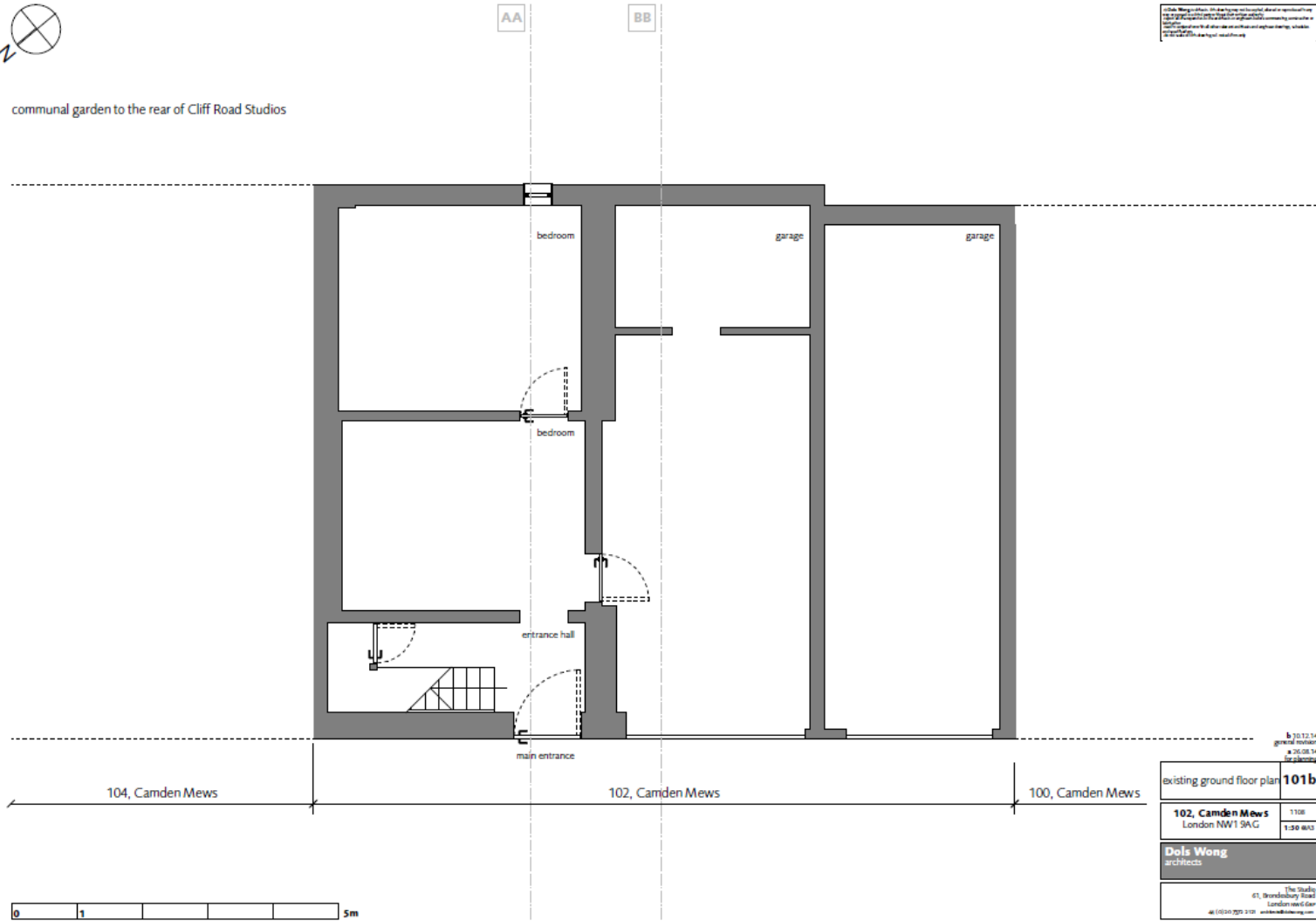
Demolition Plans – first floor



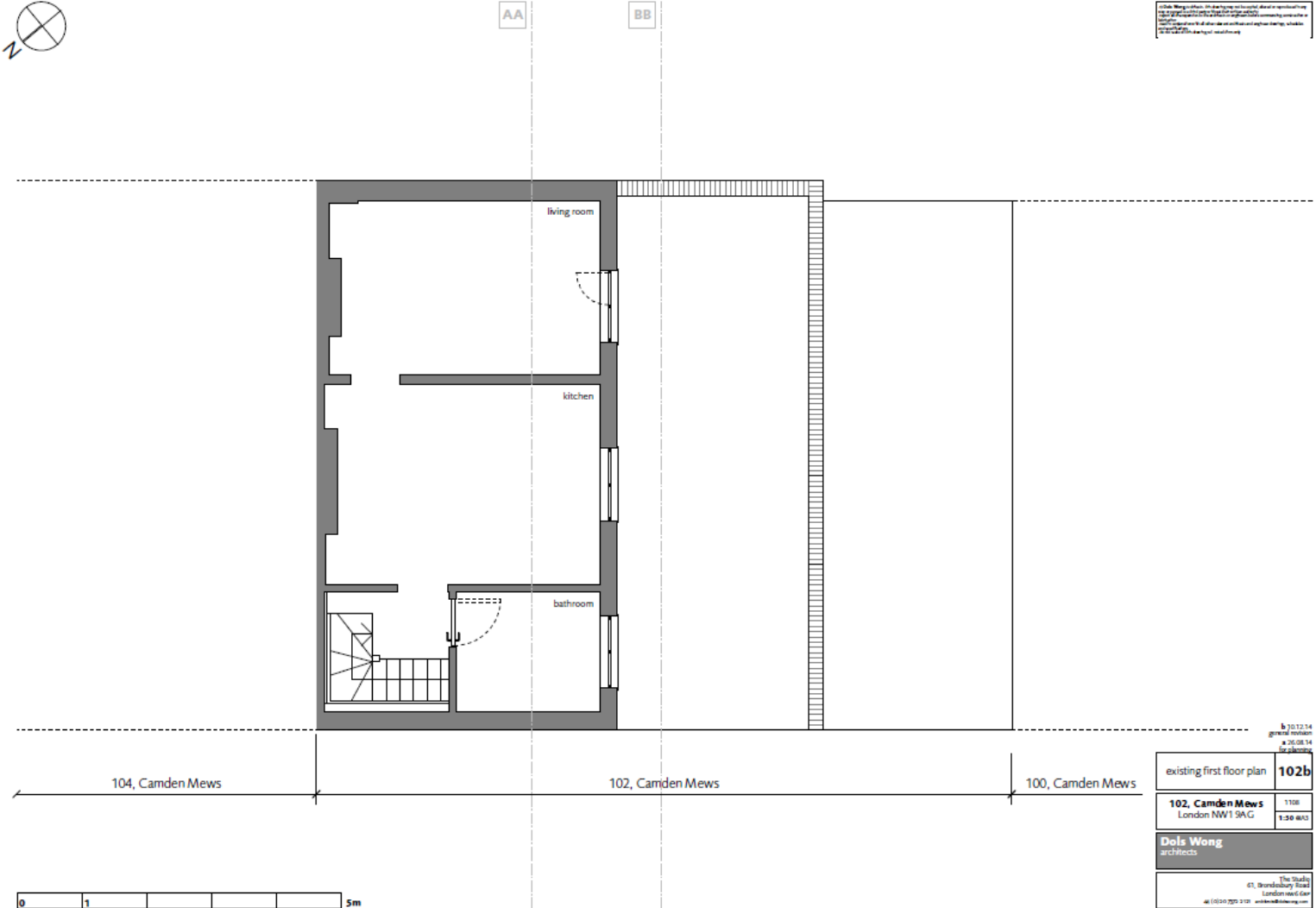
Existing Plans – ground floor



communal garden to the rear of Cliff Road Studios



Existing Plans – first floor



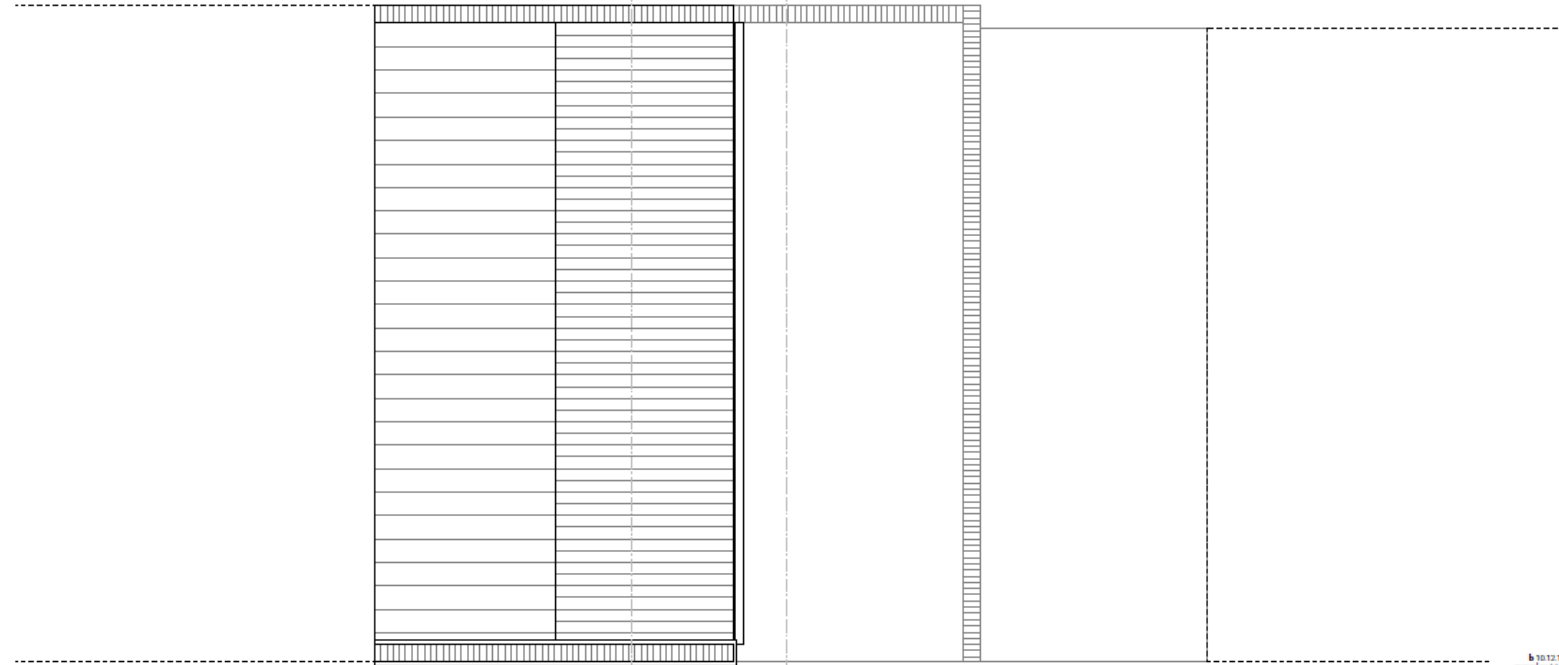
Existing Plans – roof plan



AA

BB

Do not change without the approval of the relevant authority. This is a general plan only. It is not a contract. It is subject to change without notice. It is not a contract. It is subject to change without notice. It is not a contract. It is subject to change without notice.



104, Camden Mews

102, Camden Mews

100, Camden Mews

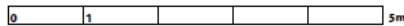
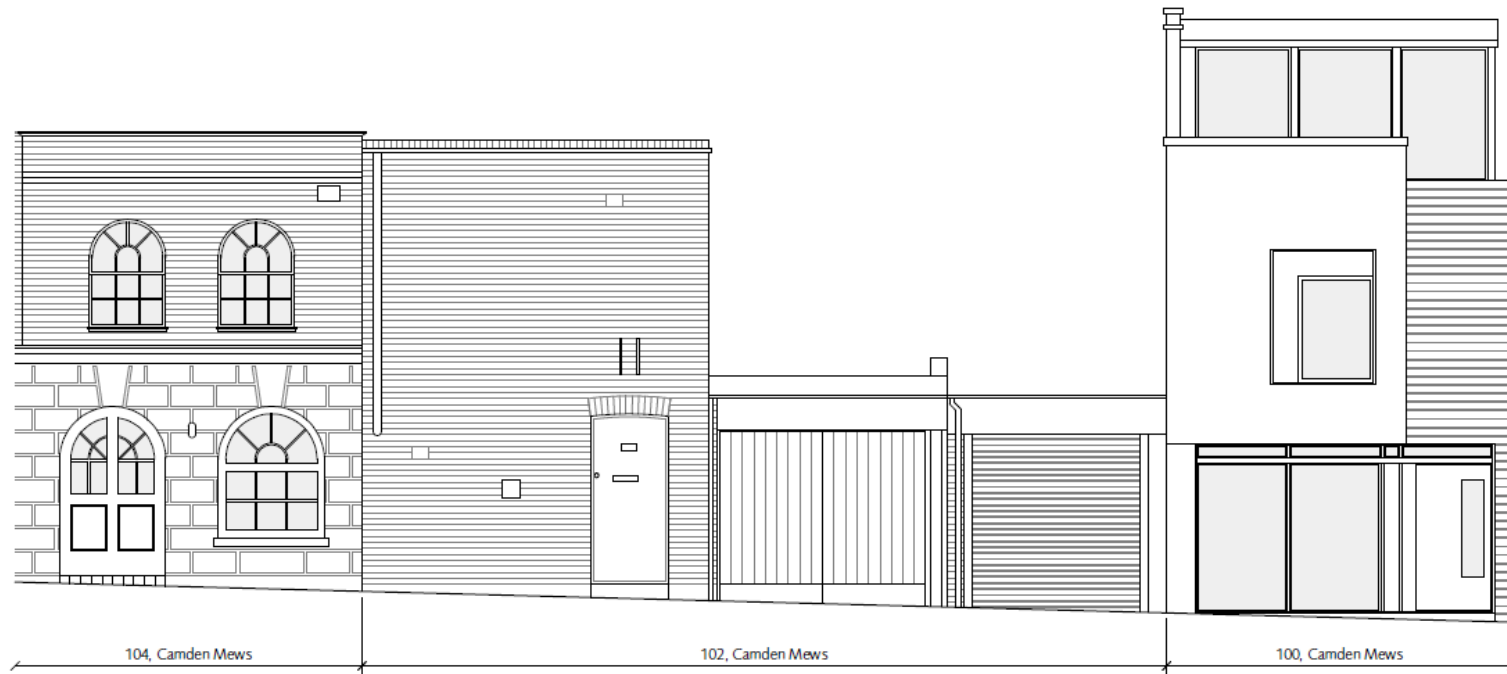


k 101214
general revision
20/08/14
DW/2/10/14

existing roof plan	103b
102, Camden Mews London NW1 9AG	1108 1:50 A13
Dols Wong architects	
The Studio 41, Strandway Street London NW1 6AA Tel: 020 7225 3100 www.dolsdong.com	

Existing Plans – front elevation

© 2014 Dols Wong Architects Ltd. All rights reserved. This drawing is the property of Dols Wong Architects Ltd. and is not to be used, copied, or reproduced in any form without the written consent of Dols Wong Architects Ltd. For more information, please contact Dols Wong Architects Ltd. at 020 7424 2100 or www.dolsdong.com.

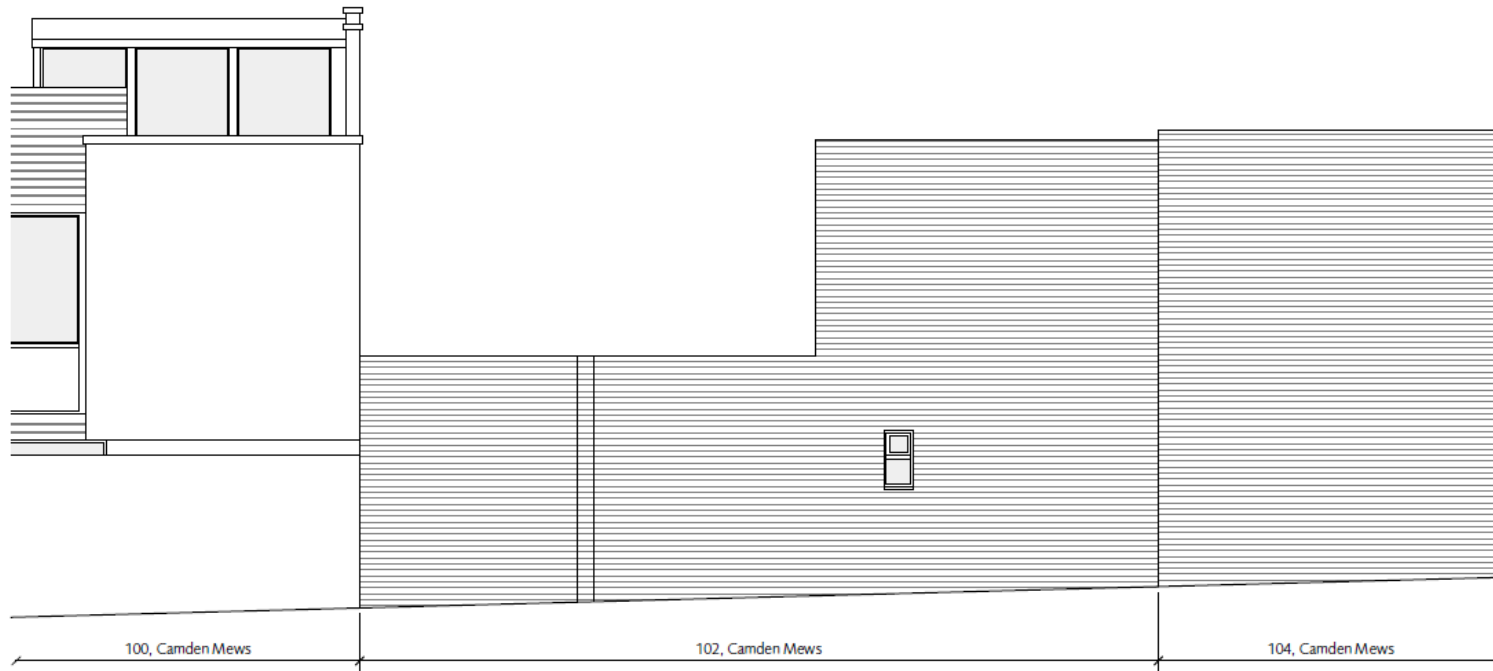


10.12.14
general revision
26.08.14
for planning

existing front elevation	105b
102, Camden Mews London NW1 9AG	1108 1:30 A13
Dols Wong architects	
The Studio 61, Brondesbury Road London NW6 6DE tel 020 7424 2100 www.dolsdong.com	

Existing Plans – rear elevation

106b, Camden Mews, 100, 102, 104, Camden Mews, London NW1 9AG
 The above information is for informational purposes only and does not constitute an offer of any financial product or service. It is not intended to be used as a basis for investment decisions. For more information, please contact your financial adviser.



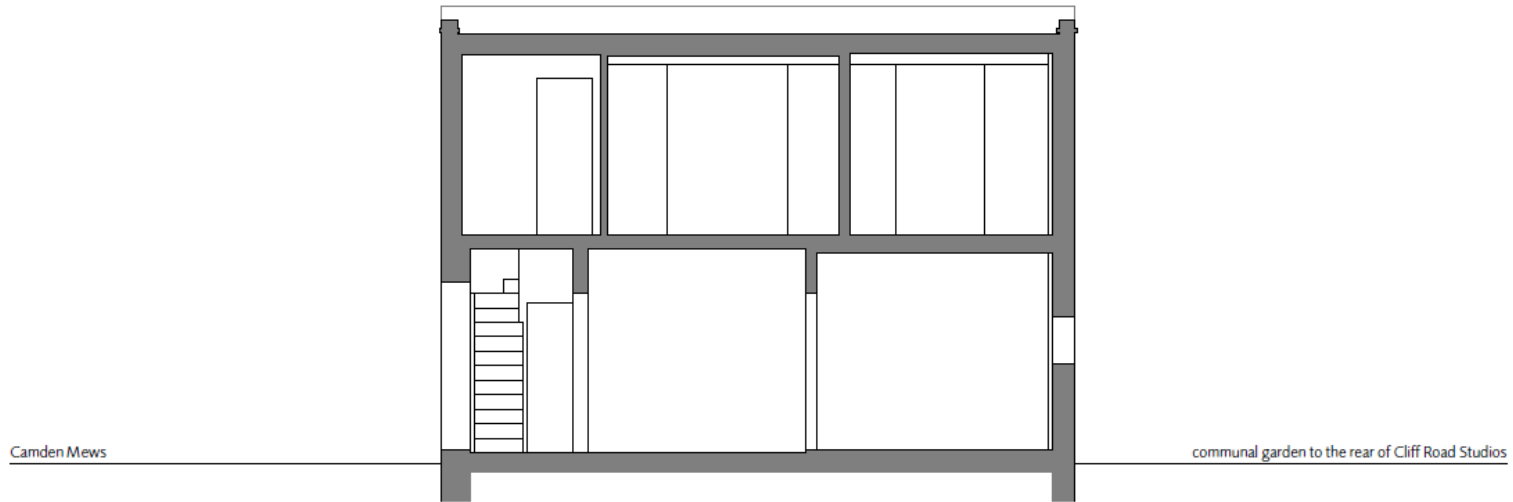
0 1 5m

b 10/12/14
 general elevation
 a 26/08/14
 106b

existing rear elevation	106b
102, Camden Mews London NW1 9AG	1/108 1/130 4/103
Dels Wong architects	
The Studio 47, Broadbury Street London NW1 6JF 44 (0)20 225 2128 www.delswong.com	

Existing Plans – section A

© 2014 Dols Wong Architects. All rights reserved. This drawing is the property of Dols Wong Architects and is not to be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dols Wong Architects.



§ 10.12.14
general revision
a 26.08.14
for 110b

existing section AA	110b
102, Camden Mews London NW1 9AG	110b 1:20 A3
Dols Wong architects	
The Studio 41, Brompton Road London W1 2LP tel: 020 7252 2128 www.dolsdong.com	

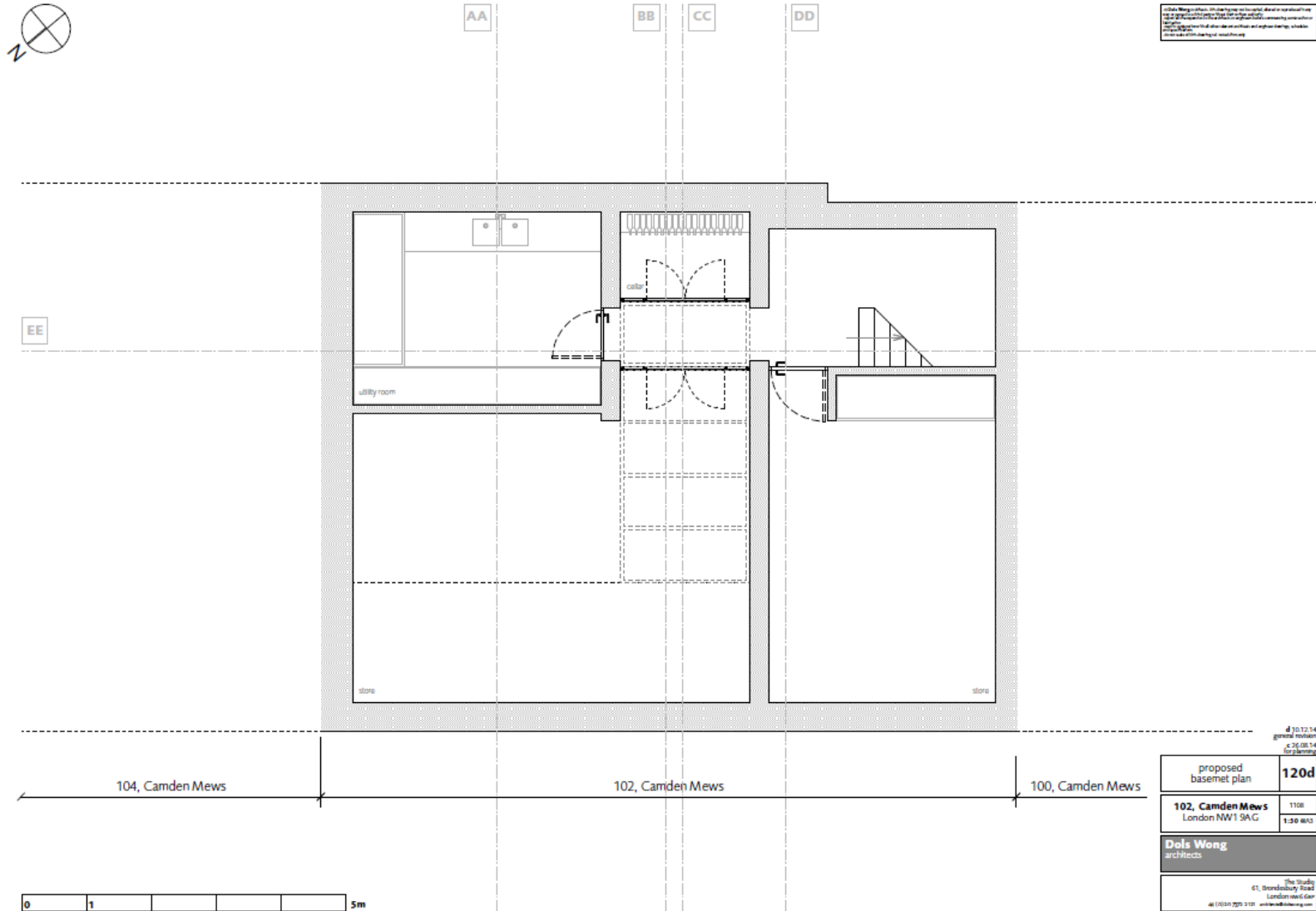
Existing Plans – section B

© Dols Wong Architects Ltd. All rights reserved. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the architect.

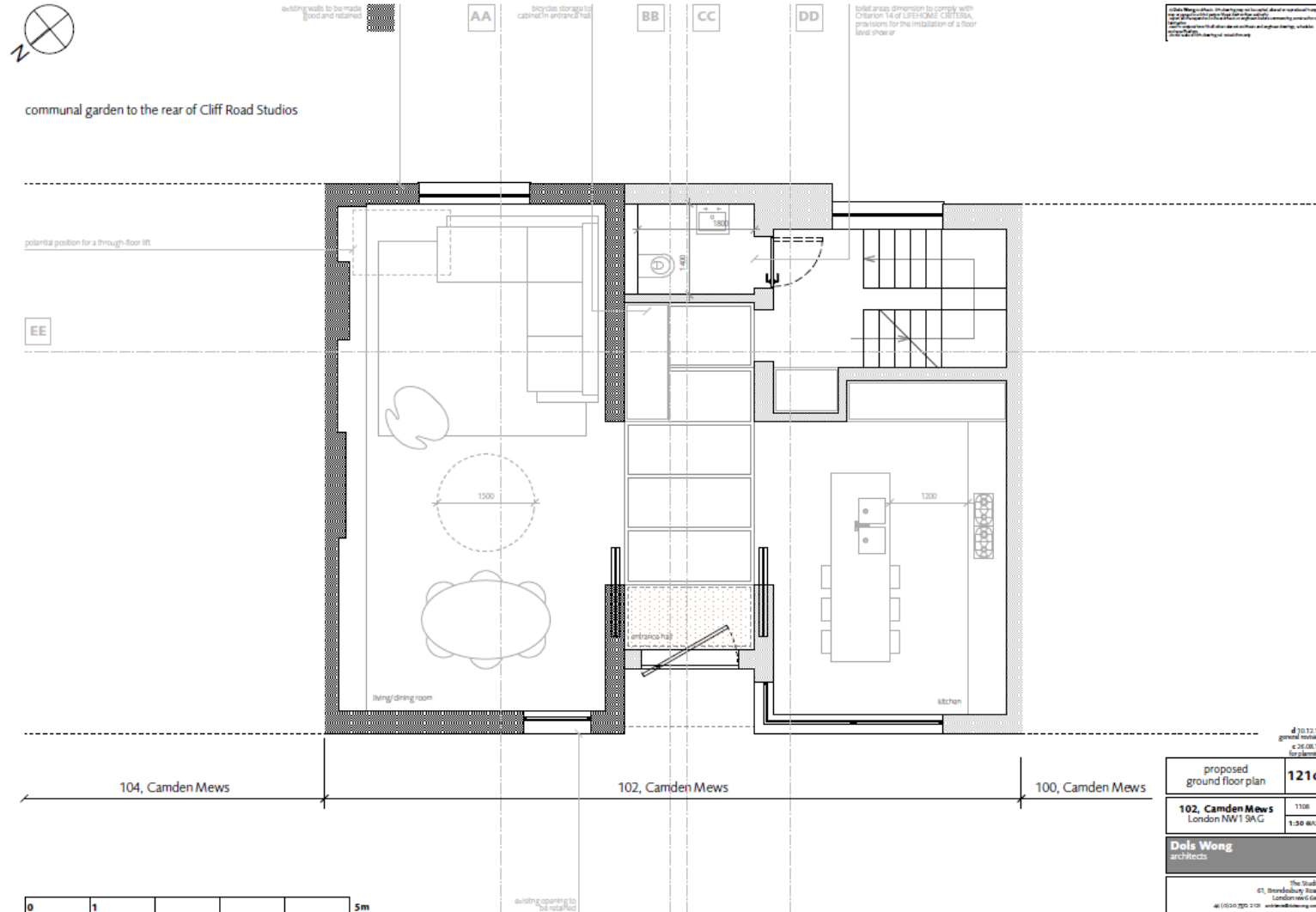


© 10.12.14 general revision B 26.08.14 for planning	
existing section BB	111c
102, Camden Mews London NW1 9AG	1108 1:50 (A3)
Dols Wong architects	
The Studio 41, Brandisbury Road London NW1 9AG tel: 0204 755 5128 www.dolsdong.com	

Proposed Plans – Basement Floor



Proposed Plans – ground floor



Proposed Plans – first floor



existing walls to be made good and retained

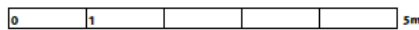
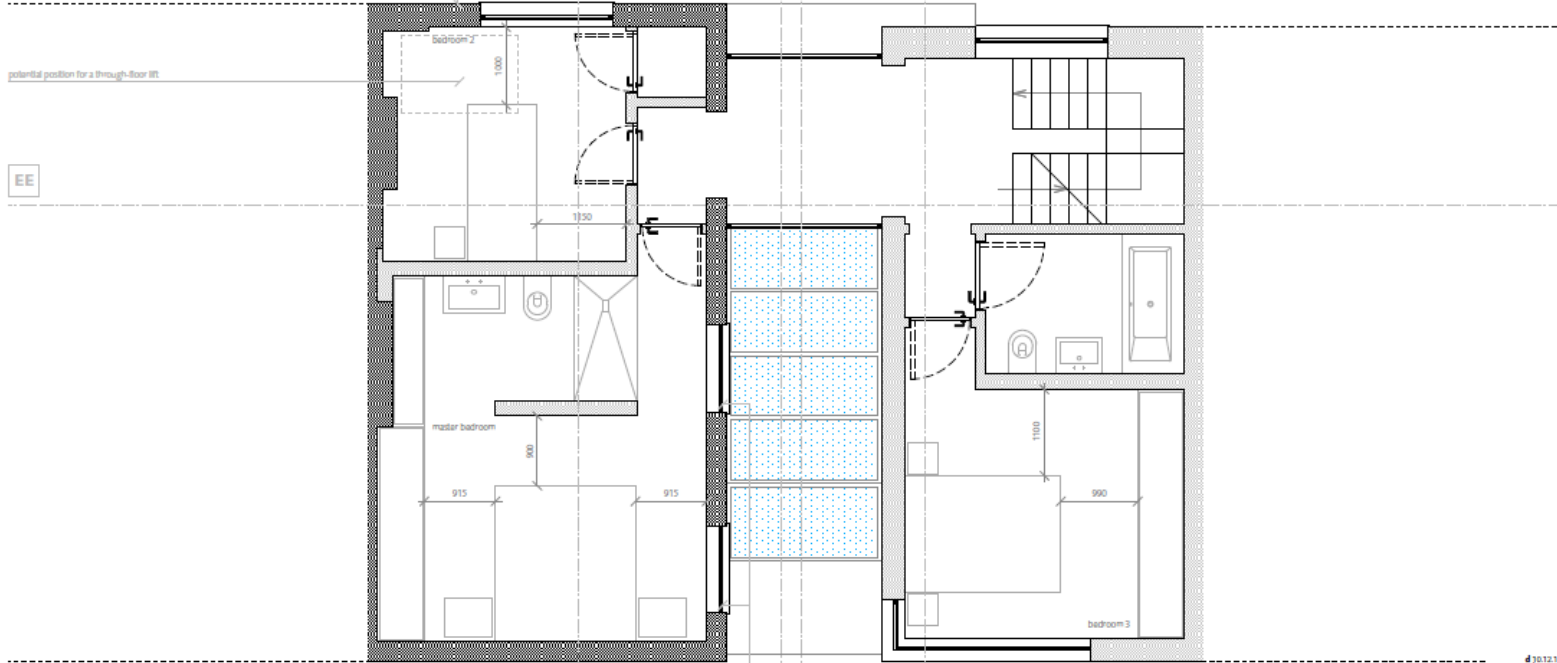
AA

BB

CC

DD

1. This floor plan shows the proposed residential development at 102 Camden Mews, London NW1 9AG. The development consists of a three-storey residential building with a total floor area of 1108 sqm. The development is proposed to be built on the site of the existing building. The proposed development is shown in grey. The existing building is shown in black. The proposed development is shown in grey. The existing building is shown in black.



existing openings to be retained

4/10/12/14
general revision
c 24/08/14
for planning

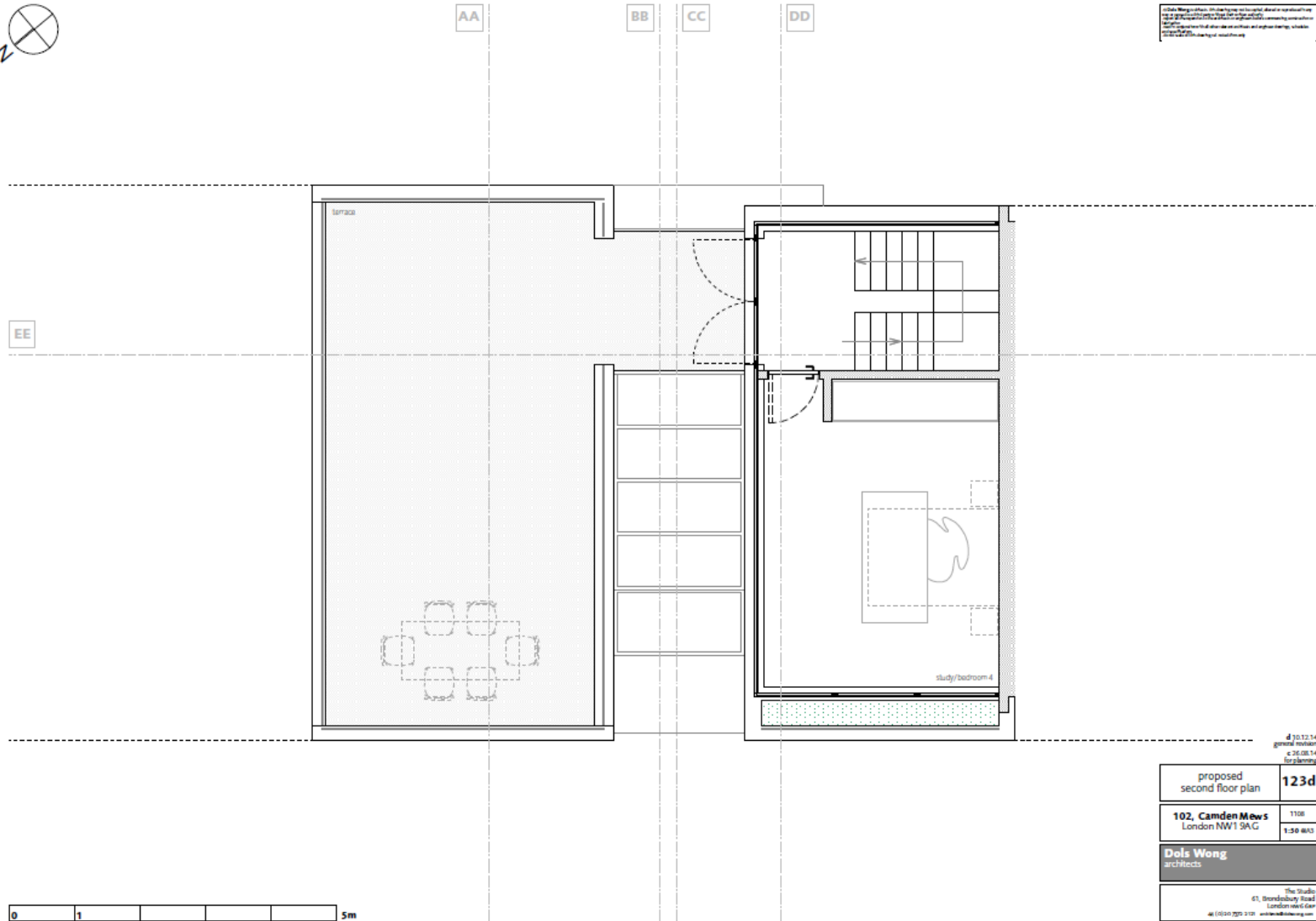
proposed first floor plan	122d
---------------------------	------

102, Camden Mews London NW1 9AG	1108 1:50 A63
------------------------------------	------------------

Dols Wong
architects

The Studio
47, Strandway Road
London NW1 9AG
tel: 020 725 2100 www.dolsdong.com

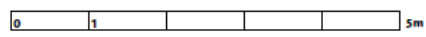
Proposed Plans – second floor



Dols Wong architects. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted, in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dols Wong architects.

4/10/12/14
general revision
6/26/08/14
for planning

proposed second floor plan	123d
102, Camden Mews London NW1 9AG	T108 1:50 @A3
Dols Wong architects	
<small>The Studio 61, Dordansbury Road London NW6 6EE tel: (0204) 2755 2121 www.dolsdols.com</small>	

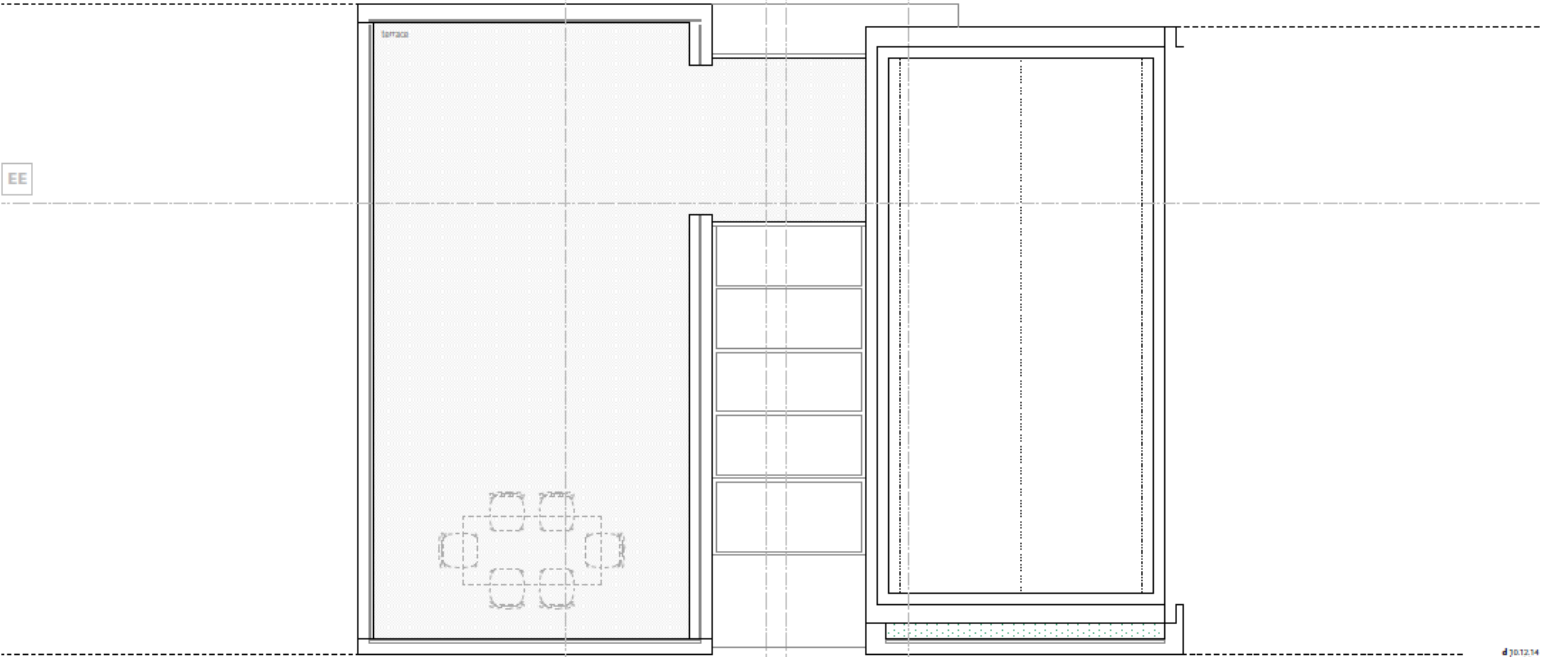


Proposed Plans – roof plan



AA BB CC DD

© Dols Wong Architects, 102, Camden Mews, London NW1 9AG
 102, Camden Mews, London NW1 9AG
 102, Camden Mews, London NW1 9AG
 102, Camden Mews, London NW1 9AG
 102, Camden Mews, London NW1 9AG

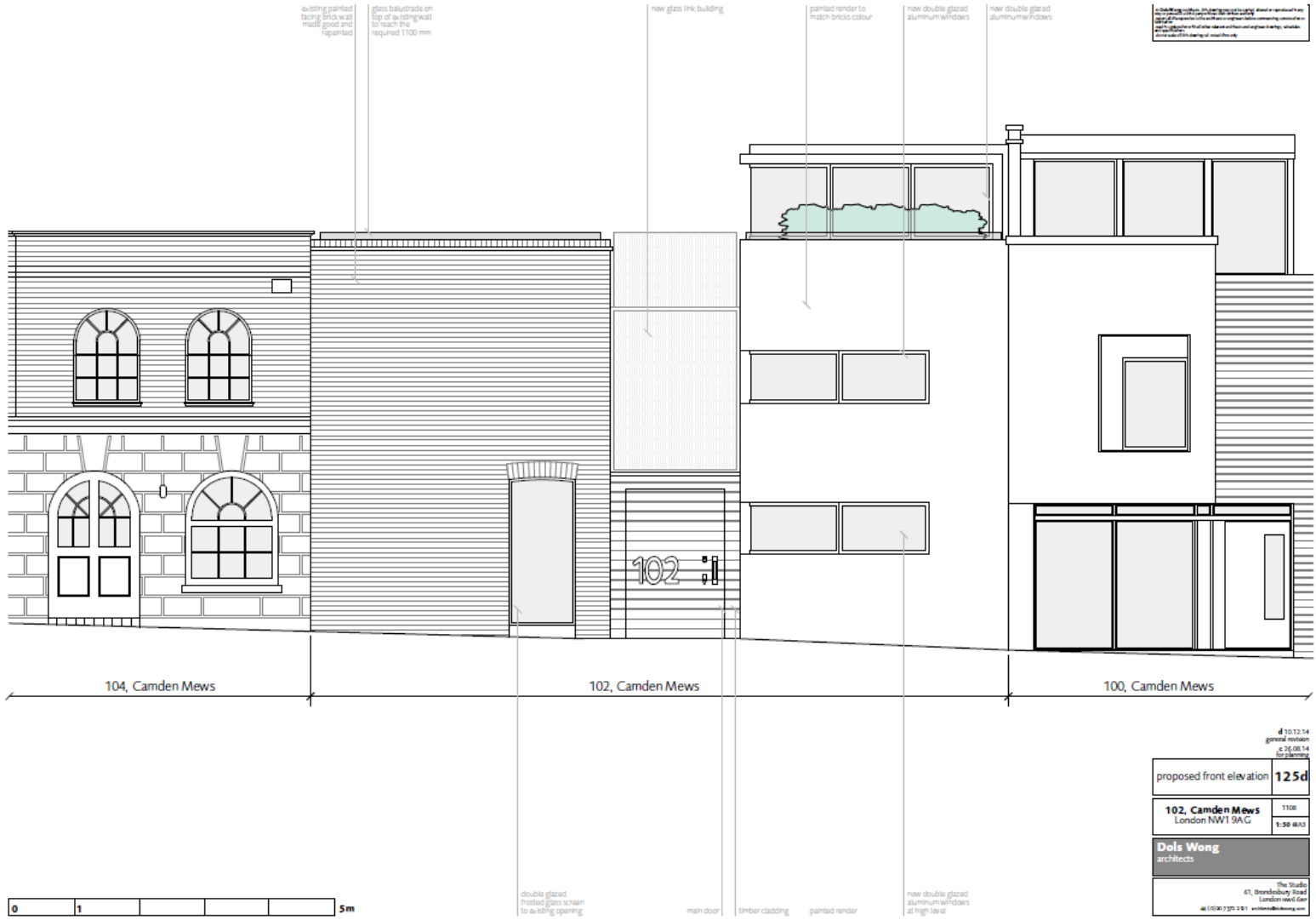


0 1 2 3 4 5m

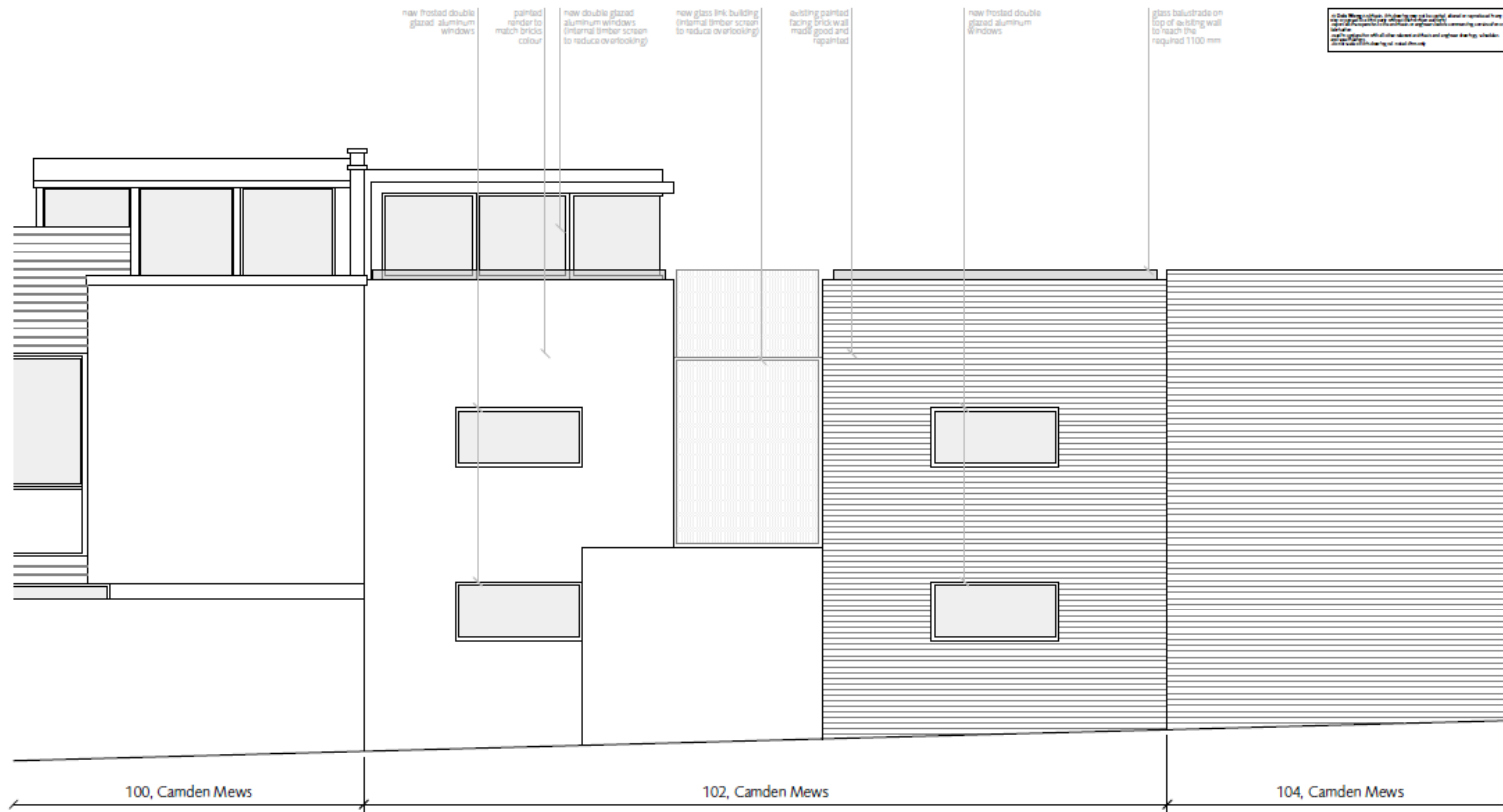
d 1012/14
 general
 c 26/08/14
 for planning

proposed roof plan	124d
102, Camden Mews London NW1 9AG	1108 1:20 8/13
Dols Wong architects	
The Studio 41, Broadbury Road London WC1E 6AR tel 020 776 5101 www.dolsdong.com	

Proposed Plans – front elevation



Proposed Plans – rear elevation



1. This drawing is a proposed elevation and is not a contract document. It is for information only and does not constitute an offer. It is subject to the terms and conditions of the contract. It is not to be used for any other purpose without the written consent of the architect.

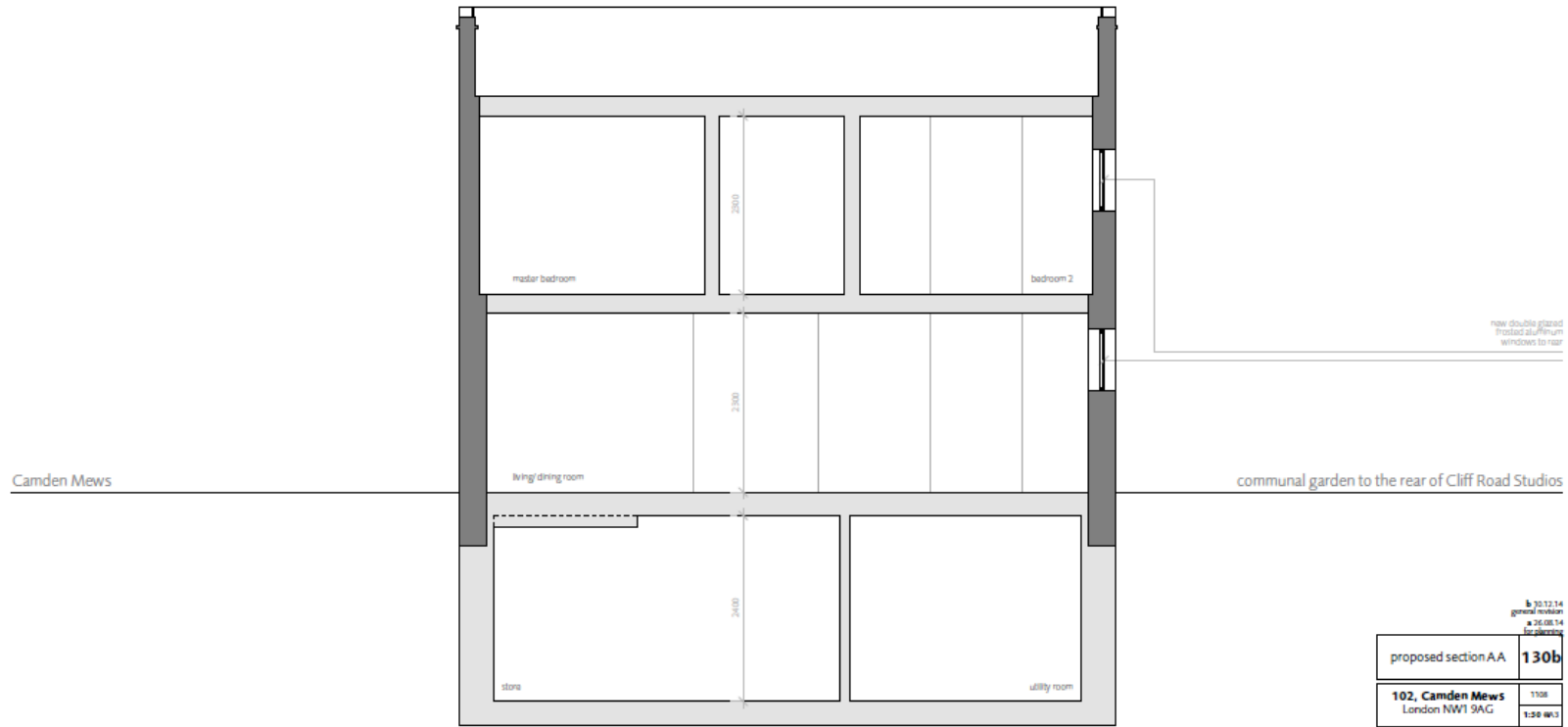


10.12.14
 general revision
 26.08.14
 for planning

proposed rear elevation	126b
102, Camden Mews London NW1 9AG	1108 1:50 scale
Dols Wong architects	
<small>The Studio 41, Broadwick Road London W1G 6ER tel: 020 7733 1171 www.dolsdong.com</small>	

Proposed Plans – section A

© Dols Wong architects. All drawings are the intellectual property of Dols Wong architects. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Dols Wong architects.



0 1 2 3 4 5m

701214
general location
26.08.14
for planning

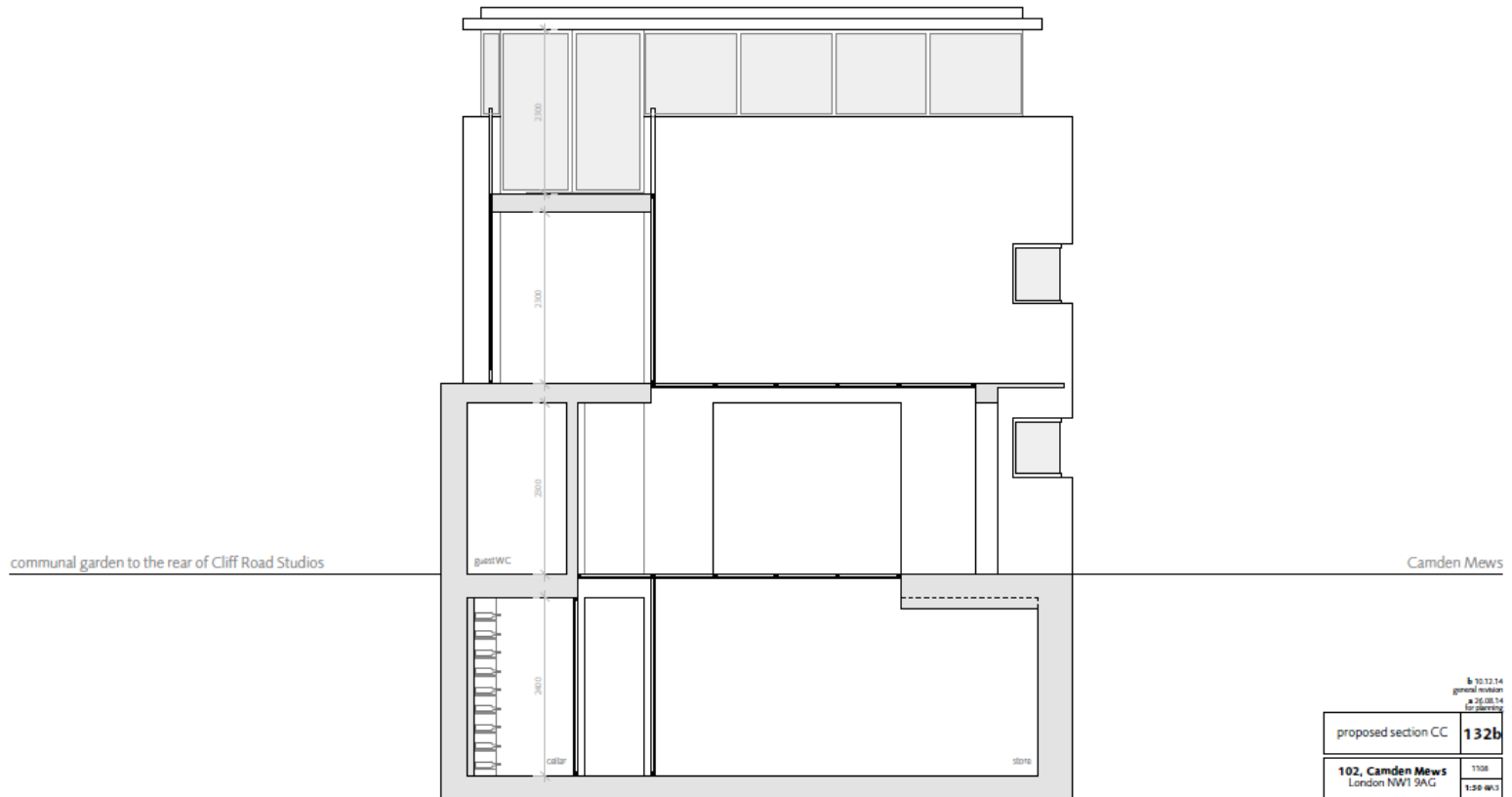
proposed section AA	130b
102, Camden Mews London NW1 9AG	1108 1:50 (A1)

Dols Wong
architects

The Studio
61, Brandensbury Road
London W6 6AR
44 (0)20 7275 3021 www.dols Wong.com

Proposed Plans – section C

All Plans Made in Accordance with the Building Regulations 2010 and the Building Act 2010. The Plans are the property of the Architect and are not to be used for any other purpose without the written consent of the Architect. The Architect is not responsible for any errors or omissions in the Plans.



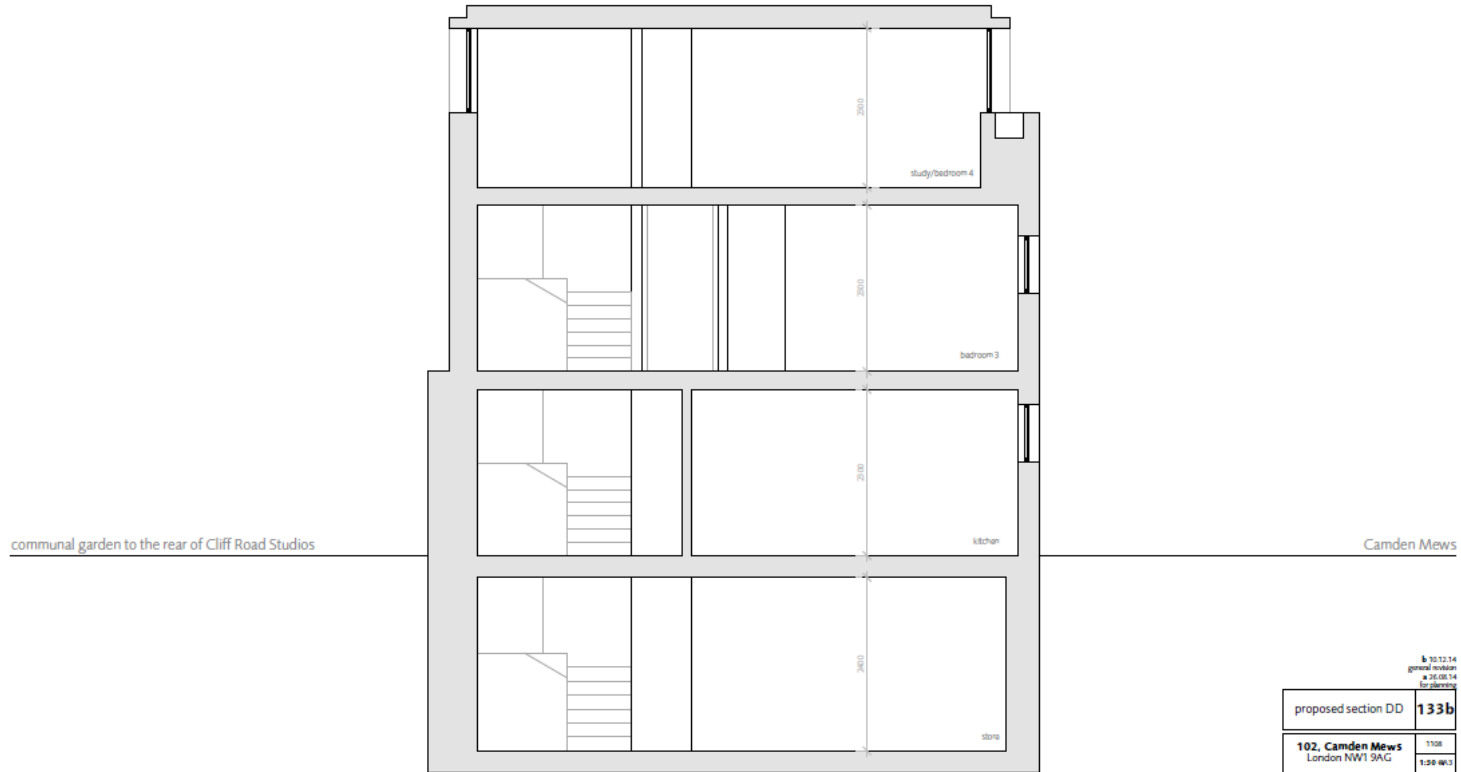
0 1 5m

10.12.14
general revision
26.08.14
10.08.14

proposed section CC	132b
102, Camden Mews London NW1 9AG	1108 1:200 MKJ
Dols Wong architects	
The Studio 61, Broadbury Road London NW1 6ER Tel: 020 7353 3011 info@dolsdong.com	

Proposed Plans – section D

1. This drawing is a proposed plan and is not a final plan. It is subject to the approval of the Council and the relevant authorities. It is not to be used for any other purpose without the written consent of the architect.

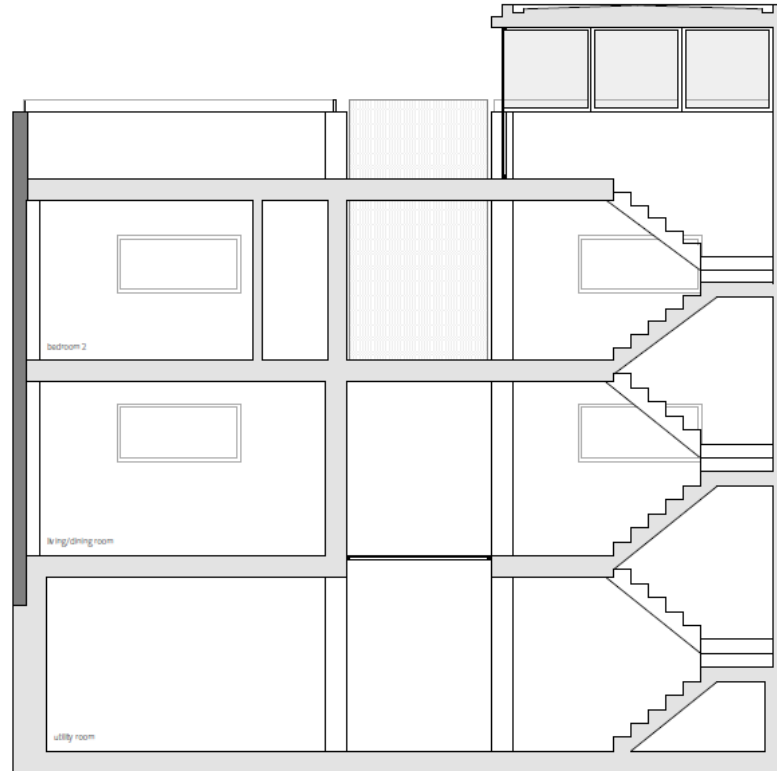


10/12/14
 general revision
 25/08/14
 for planning

proposed section DD	133b
102, Camden Mews London NW1 9AG	1108 1:50 (W3)
Dois Wong architects	
The Studio 61, Dronksbury Road London NW6 6DE 44 1184 7575 2011 www.doiswong.com	

Proposed Plans – section E

Dois Wong Architects Ltd. is a registered architect and a member of the Royal Institute of British Architects (RIBA). This drawing is the property of Dois Wong Architects Ltd. and is not to be used for any other purpose without the written consent of Dois Wong Architects Ltd. All rights reserved. © 2014. No part of this drawing may be reproduced without the written consent of Dois Wong Architects Ltd.



# 28.08.14	
for planning	
proposed section EE	134a
102, Camden Mews London NW1 9AG	1108 1:50 (A3)
Dois Wong architects	
<small>The Studio 61, Broadbury Road London NW1 6AA Tel: (020) 75 75 321 www.doiswong.com</small>	

CGI Images



existing



proposed

CGI Images



views