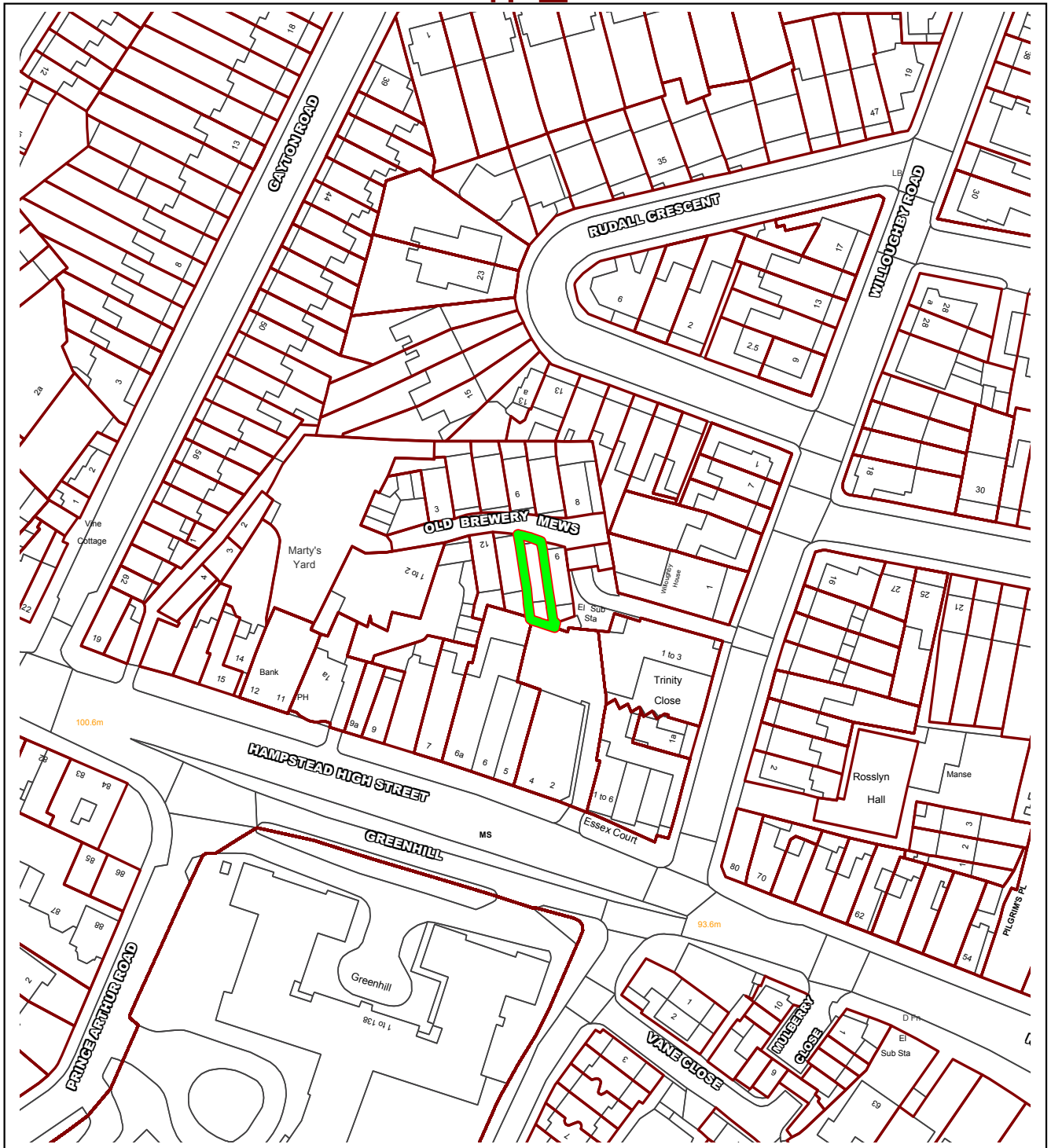


10 Old Brewery Mews, London, NW3 1PZ



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Photo 1 (above): Front elevation 10 Old Brewery Mews



Photo 2 (above): Front elevations of 9 and 10 Old Brewery Mews



Photo 3 (above): Front elevations of 9, 10 and 11 Old Brewery Mews looking east



Photo 4 (above): Front elevations of 9, 10 and 11 Old Brewery Mews looking west



Photo 5 (above): Existing first floor rear terrace



Photo 6 (above): Existing first floor rear terrace



Photo 7 (above): View of roof and side wall of 11 Old Brewery Mews as viewed from existing terrace



Photo 8 (above): View of roof and side wall of 9 Old Brewery Mews as viewed from existing terrace



Photo 9 (above): 10 Old Brewery Mews as viewed from car park to rear

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	09/01/2017
		N/A / attached	Consultation Expiry Date:	22/12/2016
Officer			Application Number(s)	
Charlotte Meynell			2016/6236/P	
Application Address			Drawing Numbers	
10 Old Brewery Mews London NW3 1PZ			See draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Extension at roof level to create additional mezzanine floor, including raising of roof ridge with front and rear associated windows and erection of single storey extension to first floor rear terrace.				
Recommendation(s):	Grant Conditional Planning Permission			
Application Type:	Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p><u>A site notice was displayed on 24/11/2016 and expired on 15/12/2016.</u> <u>A press notice was advertised on 01/12/2016 and expired on 22/12/2016.</u></p> <p>No responses were received from neighbours.</p>			
The Heath & Hampstead Society comments:	<p>The Heath and Hampstead Society has objected:</p> <ul style="list-style-type: none"> The submitted plans do not provide any information on the context of the site or the house itself <i>Officer's comment: A site location plan and block plan showing the location of the site were provided and available to view online from 22/11/2016. Existing and proposed plans, elevations and sections showing the house itself were also provided and available to view online from 22/11/2016)</i> The proposal is on a densely-packed site which would lead to overlooking, loss of neighbour privacy, noise pollution and light pollution <i>Officer's comment: Planning permission was granted under application 2013/6092/P on 14/01/2014 for an identical scheme. Please refer to paragraphs 5.1-5.4 of the report for the full assessment.</i> The architectural impact of the proposal would also probably be incongruous (<i>Officer's comment: Planning permission was granted under application 2013/6092/P on 14/01/2014 for an identical scheme. Please refer to paragraphs 4.3-4.10 of the report for the full assessment.</i> 			

Site Description

The subject site is a three storey mews building located on the south side of Old Brewery Mews. The building is 1 of 4 Mews dwellings constructed in the 1970s, accessed via a private road to the north of Hampstead High Street and the west of Willoughby Road.

The site is not listed but falls within the Hampstead Conservation Area.

Relevant History

10 Old Brewery Mews:

2013/6092/P – Extension at roof level to create additional mezzanine floor, including raising of roof ridge with associated windows and erection of single storey extension to first floor rear terrace. **Granted 14/01/2014**

9 Old Brewery Mews:

2013/2250/P – The erection of a mansard roof extension with rooflights, following the demolition of existing rear dormer extension in connection with the use as a dwelling house (Class C3). **Granted 24/06/2013**

11 Old Brewery Mews:

2010/3251/P – Extension at roof level to create additional mezzanine floor, including the raising of the roof ridge and installation of two windows at front and rear, and the erection of a replacement first floor rear conservatory with Juliet balcony for single family dwellinghouse (Class C3). **Granted 02/08/2010**

12 Old Brewery Mews:

2011/0244/P – Erection of roof extension, including enlarged dormer window and three rooflights on rear (south) roofslope; replacement of part glazed roof on rear side (south) elevation with slate roof and two rooflights and associated fenestration alterations to dwellinghouse (Class C3). **Granted 21/03/2011**

Relevant policies

National Planning Policy Framework (2012)

London Plan 2016

LDF Core Strategy and Development Policies

CS5 Managing the impact of growth and development

CS14 Promoting high quality places and conserving our heritage

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)

Hampstead Conservation Area Statement (2001)

Assessment

1.0 Background

1.1 Planning permission was granted under application 2013/6092/P on 14/01/2014 for an identical scheme. The approved scheme has not yet been implemented and the permission is due to expire on 14/01/2017.

2.0 Proposal

2.1 The applicant seeks permission for the following:

- Raise roof ridge to create an additional mezzanine floor with associated full-width high level windows (between the upper and lower pitched roof) to the front and rear; and erection of a single storey extension to the first floor rear terrace.
- The proposed roof extension would increase the height of the roof ridge by 0.5m, but would not exceed the height of the parapet walls to either side. The roof extension would be full width, and would have a depth of 4.4m.
- The proposed first floor rear extension would be full width (4.8m), and would have a height of 3.0m (maximum height of 6.1m above ground floor level) to a flat roof, and a depth of 2.2m. The rear of the extension would be fully glazed and would incorporate sliding doors and a Juliette balcony to the centre.

3.0 Assessment

3.1 The main planning considerations in the assessment of this application are:

- Design (the impact that the proposal has on the character of the host property);
- Amenity (the impact of the proposal on the amenity of adjoining occupiers).

4.0 Design

4.1 Policy CS14 aims to ensure the highest design standards for developments. Policy DP24 states that the Council will require all developments to be of the highest standard of design and respect the character,

setting, form and scale of neighbouring properties, and the character and proportions of the existing building. Policy DP25 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

- 4.2 With regards to the roof alterations, CPG1 (Design) states that such works are likely to be acceptable where there is an established form of roof addition or alteration to a terrace or group of similar buildings.
- 4.3 The existing roof profile is comprised of pitched roofs which are separated by parapet walls with each roof stepped in height from its neighbour along the mews. The adjacent building of No. 11 has implemented permission granted in 2010 (2010/3251/P) for works identical to that proposed as part of this application. The adjoining building No. 9 has also implemented permission granted in 2013 for a similar scheme (2013/2250/P) including raising the roof ridge and incorporating a front window at roof level, and there are also examples of dormer windows at No. 8 and No. 12 which have altered the roof profile and raised the roof ridge.
- 4.4 The proposal would, as per the implemented permissions at No. 9 and No. 11, retain the pitched roof profile, with the addition of full width glazed panels within the roof slope but set below the increased roof ridgeline. Furthermore, the extension would be covered with slates to match the existing roof. Within this context, the proposed roof extension is considered consistent in terms of detailed design, size and scale with existing properties within this terrace.
- 4.5 The south side of Old Brewery Mews, namely Nos. 9-12 (cons.), is characterised by an unusual recessed pattern of plan of each property within the terrace. The building lines of each property are recessed from the neighbouring properties, with the defining brick parapet walls separating each building.
- 4.6 To the rear, each building features a recessed terrace at first floor level, with gardens below of approximately 20-30sqm. The rear terraces of No. 9 and No. 11 have subsequently been enclosed by single storey extensions, the most recent of which was granted permission in 2010 (2010/3251/P) at No. 11.
- 4.7 It is considered that the overall character of the mews buildings derives from the unusual recessed pattern plan of each property within the terrace. Although the infilling of the first floor terrace is not part of the original character of the mews buildings, it is considered that the small infill extension which retains the parapet walls between the properties maintains the character and appearance of the host property and wider area. In this respect, the proposal would follow the adjoining extensions at first floor level.
- 4.8 In terms of size and scale, it is considered the proposed first floor extension would be subordinate to the host building.
- 4.9 With regards to detailed design, the metal framing with panels of glazing would appropriately match the style and appearance of the main building. The proposed Juliette balcony would replicate the existing balcony in terms of materials and design.
- 4.10 It is considered that the proposed infill extension would not have a detrimental impact on the character and appearance of the host building, the wider mews or the Hampstead Conservation Area.

5.0 Amenity

- 5.1 The proposed roof extension would be set in between the existing parapet walls and would increase the ridge height of the roof by 0.5m. It is considered that the proposed extension would not have a detrimental impact on the levels of sunlight or daylight or create a sense of enclosure to neighbouring occupiers in comparison to the existing situation.
- 5.2 The proposed first floor level extension would also be set between the existing brick parapet walls. It is therefore considered that the proposed infill extension would not have a detrimental impact on the levels of sunlight or daylight to any neighbouring properties.

5.3 The proposal involves the addition of two glazed and openable high level narrow panels measuring 4.5m wide and 0.4m high at roof level. The windows would allow light and ventilation into the mezzanine bedroom and would be positioned at an internal height of 1.5m. The windows may result in some additional overlooking at roof level; however it is considered that given the position and height of the windows they would not detrimentally affect the amenity of neighbouring occupiers in terms of overlooking in comparison to the existing situation.

5.4 The proposed single storey extension to the first floor rear terrace would be set in between parapet walls with neighbouring properties and would be fully glazed to the rear with openable doors as existing. The extension would not therefore allow greater or closer views to the adjoining buildings and as such would be of no greater detriment or harm to neighbouring amenity in terms of privacy than the existing arrangement.

6.0 Conclusion

6.1 The proposed development is considered acceptable in terms of both design and impact in terms of amenity. The development is deemed consistent with the objectives and policies identified above.

6.2 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 Tuesday 3rd January 2017, 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'.

Mr. Matthew Hill
Cubic Building Surveying Limited
9 West Hill
London
SW18 1RB

Application Ref: **2016/6236/P**
Please ask for: **Charlotte Meynell**
Telephone: 020 7974 **2598**

28 December 2016

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
10 Old Brewery Mews
London
NW3 1PZ

DECISION

Proposal: Extension at roof level to create additional mezzanine floor, including raising of roof ridge with front and rear associated windows and erection of single storey extension to first floor rear terrace.

Drawing Nos: C13072-100; C13072-101; C13072-102; C13072-103; Design Statement;
Site Location Plan.

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 policies 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 C13072-100; C13072-101; C13072-102; C13072-103; Design Statement; Site Location Plan.

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.

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