

PLANNING STATEMENT
December 2016

APT Partnership
7 Montagu Mews West
London W1H 2EE

1. SITE

- 1.1 The site lies to the rear of The London Irish Centre Charity fronting onto Murray Mews which runs to the north east of Murray Street. The site falls within the Camden Square Conservation Area. The conservation area appraisal does not refer to the three lock-up garages which currently occupy the site.
- 1.2 The narrow cobbled mews was originally laid out to provide stabling / service accommodation for the grander adjoining houses in Camden Square and St Augustine's Road. However, due to the proximity of the railway which runs under the London Irish Centre and Camden Square, many mews plots were not developed in association with the principal houses and remained vacant until after WW2.
- 1.3 The subsequent development of the mews from the 60's onwards gives the mews a unique character with few original 19c converted mews properties and the majority of individual houses of modern design with examples by well-known modern architects such as Team 4 and Tom Kay.
- 1.4 The site, currently occupied by three lock up garages (Class Sui Generis), provides an opportunity for a new individual mews house of contemporary design within its conservation area setting.
- 1.5 The three lock up garages and forecourt area are owned by the London Irish Centre Charity (LIC), which is located to the south-west fronting onto Murray Street and Camden Square. The garages have been used by LIC for storage and occasional parking.
- 1.6 The site adjoins number 15 Murray Mews to the north west originally designed as a two storey house and subsequently extended to a three storey dwelling (Planning Ref 2004/4088//P). The adjoining number 17 Murray Mews has been similarly converted to a three storey house with a roof extension (Planning Ref 2012/6609/P).
- 1.7 Opposite the site are numbers 6 and 8 Murray Mews – both 3 storey mews houses (No. 6 recently extended under Planning Ref 2008/3562/P). Either side of these two houses are vacant plots at Nos. 4 and 10 Murray Mews. Number 4 Murray Mews has the benefit of an extant planning permission Ref 2004/2616/P for a three storey flatted development.

2. THE PROPOSAL

2.1 This is an application for the demolition of the existing buildings on the site and the erection of a three storey 3 bedroom mews house.

3. PLANNING HISTORY

3.1 2011/6007/P The renewal of planning permission 2008/4698/P for the erection of a new 2 storey dwelling (Class C3). Granted subject to a Section 106 Agreement 07/08/2012

3.2 2011/6303/C. The renewal of conservation area consent for the demolition of three lock up garages (Sui Generis). Granted subject to a Section 106 Agreement 07/08/2012.

3.3 2008/4698/P The erection of new 2 storey dwelling (Class C3) following demolition of existing 3 x lock up garages (Sui Generis). Granted Subject to a Section 106 Agreement 06/08/2009

3.4 2008/4832/C Demolition of three existing lock up garages (Class Sui Generis). Granted 15/12/2008

3.5 PE9800190 - Demolition and redevelopment of site containing three lockup garages to provide a three bedroom dwelling house. Refused 12/06/1998.

4. PLANNING POLICIES

4.1 LDF Core Strategy and Development Policies

CS1 Distribution of Growth

CS5 Managing the impact of growth and development

CS6 Providing quality homes

CS11 Promoting sustainable and efficient travel

CS13 Tackling climate change and promoting higher environmental standards

CS14 Promoting high quality places and conserving our heritage

CS15 Protecting and improving our parks and open spaces and encouraging biodiversity

CS16 Improving Camden's health and well-being

DP2 Making full use of Camden's capacity for housing

DP6 Lifetime homes and wheelchair homes

DP17 Walking, cycling and public transport

DP18 Parking standards and limiting the availability of car parking

DP21 Development connecting to the highway network

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

DP32 (Air quality and Camden's clear zone)

4.2 **Supplementary Planning Policies**

Camden Planning Guidance 2011

Camden Square Conservation Area Appraisal and Management Strategy

The London Plan July 2011

Housing Standards Minor Alterations to the London Plan March 2016

5.0 **PLANNING POLICY ASSESSMENT**

5.1 The August 2012 committee decision to renew permissions 2008/4698/P and 2008/4832/C was based on considerations of changes to planning policy up to the August date. Since August 2012 the only change to planning policy relevant to this application relates to "Housing Standards Minor Alterations to the London Plan March 2016". The impact of these minor alterations will be considered later in this statement.

5.2 The committee concluded that issues such as the quality of accommodation, amenity, transport and trees had not been affected by changes in planning policy. Issues relating to transport and trees in respect of this application will be similar to the approved 2012 application and are therefore not addressed here. This statement will therefore address the quality of accommodation and amenity as it relates to the three storey house proposed and issues of layout and design.

5.3 The committee also considered the issues of the Principal of Development, Design / Impact on the conservation area and Sustainability. The committee concluded that "the principle of residential accommodation at this site is still acceptable" and is therefore not considered further in this statement.

Design / Impact on conservation area

5.4 The character of the mews and the site's context is more fully described in the Design and Access Statement accompanying this application which outlines the development of the mews. Few of the mews plots were developed in the nineteenth century to serve the grander houses in Camden Square and St Augustines Road and remained vacant until after WW2. The original "service function" of the mews with the associated features common to traditional London mews – large stable doors at ground level with smaller windows and hay loft doors at first floor level are largely absent. The development of Murray Mews is characterised by individual mews houses built on separate plots with no historic connection to the host houses.

5.5 The prevailing scale of the mews is of two / three storey houses. However during the past decade many two storey houses have been enlarged with roof extensions with the new second floor accommodation set back from the mews frontage.

5.6 The sites immediate neighbours include;

No 15 extended to a three storey dwelling (Planning Ref 2004/4088/P)

No 17 extended to a three storey dwelling (Planning Ref 2012/6609/P)

No 4 extant p/p for a three storey flatted scheme (Planning Ref 2004/2616/P)

No 6 extended to a three storey dwelling (Planning Ref 2008/3562/P)

No 8 three storey dwelling

No 12 extended to a three storey dwelling (Planning Ref 2015/4933/P)

5.7 The form of the proposed mews house reflects its context with the three storey house set back from the mews frontage continuing the front elevation of the adjoining house at number 15 with a subservient two storey wing projecting towards the mews. This form is of similar scale and height and continues the established bulk and massing common to adjacent houses, minimising overlooking from the second floor accommodation and maintaining good levels of daylight and sunlight into the mews and existing adjacent houses.

5.8 It is noted that concern was raised over the unrelieved expanse of brickwork on the proposed side elevation of the 2012 approved scheme and a revised southern elevation is included with this submission showing additional fenestration.

5.9 The proposed materials include stock brick and full height colour coated aluminium high performance windows and doors, glazed balustrading and timber entrance door which are all elements common to the site's immediate context.

5.10 The proposed design and materials are in keeping with the character and appearance of the mews and the new mews house will be of similar size and appearance to its neighbours and will preserve and enhance the character and appearance of the Camden Square Conservation Area complying with policies CS14, DP24 and DP25.

Quality of accommodation

5.11 This application is for a three storey self-contained dwelling with three bedrooms each with an en-suite bathroom and a ground floor living / kitchen / dining area and wc / shower room. The overall floorspace proposed is 133 sq m with a living / kitchen / dining area of 35 sq m and bedrooms of 18 sq m, 18 sq m and 12 sq m respectively. The proposed overall floorspace and individual room sizes comply with Camden Planning Guidance and the London Plan standards (including minor alterations to the London Plan March 2016). In line with the August 2012 renewal amenity space is provided in the front patio. An additional area of amenity space (compliant with the London Plan) is provided at second floor level in the form of a roof terrace. Good levels of daylight will be provided by the proposed fenestration and the Design and Access Statement demonstrates that levels of daylight within the proposed dwelling will not be compromised by existing adjacent houses.

5.12 The Lifetime Homes and Wheelchair Housing Statement accompanying this statement demonstrates that the proposed new dwelling will comply with Lifetime Homes standards and Planning Policy PD6.

Impact on neighbours and occupiers

5.13 It is noted that the 2012 planning renewal / approval concluded that;

the proposed development was not considered to impinge on the amenity of neighbouring occupiers, and no material changes have occurred to alter this position. The distance between windows on the front elevation at first floor level and No. 8 Murray Mews would be 9.7m and 13m, below the 18m set out in the previous and current Camden Planning Guidance. However, given the context of the site, with Murray Mews being a narrow road and there being other examples of this 18m standard not being adhered to, it was considered that this was not sufficient reason for refusal.

The proposed distances at first floor level between windows within the front elevation of this application and No. 8 Murray Mews remain the same at 9.7m and 13.0m respectively. At second floor level the proposed fenestration is set back 5.0m from the mews edge behind a terraced area guarded by a glazed balustrade. This relationship is mirrored by the consented (implemented) scheme at No 6 Murray Mews with fenestration sited at a similar distance to the mews edge set behind an (approved) roof terrace. The relationship of fenestration to the proposed second floor accommodation within the extant permission at No 4 Murray Mews and the existing house at No 6 Murray Mews confirms the acceptability of both the location of windows in relation to neighbouring dwellings and the provision of amenity space at an upper floor level.

5.14 Windows proposed at ground floor level on the front mews elevation are set back behind small landscaped areas providing separation from the public realm and providing privacy. Windows at first floor level on the side (south west) elevation are proposed to be obscure glazed preventing overlooking of the LIC. Windows on the rear (north west) elevation light the living area and staircase at ground level and bedroom and staircase at first floor level. These windows are sited some 20.0m from windows in the rear of No 44 Camden Square and comply with the Council's policies in respect of overlooking of adjacent properties.

5.15 The Design and Access Statement provides an analysis (with diagrams) to demonstrate the impact of the proposed development in respect of daylight and sunlight in accordance with the Building Research Establishment's published guidelines. The analysis concludes;

The two tests have been applied and demonstrate that there will be good levels of daylight within the proposed dwelling and that good levels of daylight will be maintained to windows adjacent to the propose new development

The impact in respect of daylight and sunlight of the proposed new house on No 44 Camden Square at a distance on 20.0m will similarly will be neutral. There will be no loss of sunlight to adjacent houses within the mews since the development site is to the north of these properties.

Sustainability

5.16 The 2012 approval sets out the Council's policies in respect of sustainability issues and defines the measures which should be undertaken by the owner and the means of securing the policy aims prior to construction, during the construction phase and post construction occupation. These measures and means of implementation are set out in the agreed form of the section 106 agreement and are more fully described in the Sustainability Statement accompanying this application.

5.17 The planning policy requirements include Policy DP22 which requires the development to achieve Code for Sustainable Homes level 3 with a minimum of 57 points and expects schemes to incorporate green or brown roofs. Further Camden Planning Guidance recommends that in the energy category a minimum score of 50% is achieved. Policy 5.2 of the London Plan 2011 sets out carbon reduction targets.

5.18 The application scheme proposes similar measures to those described in the 2012 planning renewal which include;

Green Roof
Air source Heat Pump
Permeable patio Paving System
Energy efficiency measures to the building envelope including;
Improvement of U values to the floors, walls and roofs
Low E glazing
Air tight façade

5.19 The agreed form of the Section 106 Agreement attached to the 2012 approval provides the means to ensure the Council achieves its sustainability policy objectives.

6.0 SUMMARY AND CONCLUSIONS

6.1 The 2012 approval to renew planning permission and conservation area consent for a new dwelling on the site of the three lock up garages provides a clear policy basis for consideration of the current applications. Changes to planning policy since this date are limited to minor changes to the London Plan with which the current proposals comply.

6.2 In the absence of changes to policy since 2012 the application is compliant in respect of the following;

- The principal of development
- Demolition of the three lock up garages
- Transport
- Trees

6.3 The proposed three storey house reflects its context within Murray Mews and matches the bulk, massing, scale and height of its neighbours and will preserve and enhance the character and appearance of the Camden Square Conservation Area.

6.4 Careful consideration has been paid to issues of the impact of daylight and sunlight and overlooking of neighbouring properties and the quality of the accommodation proposed which is fully compliant with the requirements of the Council's Policies and those contained in the London Plan.

6.5 The design is also compliant with the requirements of Lifetime Homes and will incorporate measures to ensure it meets the policy objectives of the Council and the London Plan in respect of sustainability issues and carbon reduction subject to the completion of a Section 106 agreement as agreed and endorsed by the Council in respect of the 2012 approvals.

6.6 The proposal has been designed to accord with the requirements of the Council's Planning Policies and the London Plan and should be granted Planning Permission and Conservation Area Consent for the demolition of the three existing lock up garages on the site and the erection of a three storey dwelling subject to the completion of a suitable Section 106 agreement.