

Delegated Report		Analysis sheet		Expiry Date:		20/08/02	
MEMBERS BRIEFING		attached		Cons. Expire:		30/07/02	
Officer				Application Number(s)			
Sue Cooke				PWX02022534			
Application Address				Drawing Numbers			
1 and 2 Elizabeth Mews NW3				PL-EM/201A, 202A, 203, EX-EM/101, 102,103,			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
The erection of mansard roof extensions to both properties, to provide additional accommodation for the existing self-contained studio flats on the first floors.							
Recommendation(s):		Grant planning permission subject to conditions					
Code:		FPC					
Conditions or Reasons for Refusal:		CD03					
Reasons for Conditions:		DD01 (EN1, EN13 and EN31)					
Informatives:		<div style="border: 1px solid black; padding: 5px; text-align: center;"> LONDON BOROUGH OF CAMDEN TOWN AND COUNTRY PLANNING ACTS 14 OCT 2002 RECOMMENDATION AGREED ON BEHALF OF THE COUNCIL </div>					
Consultations							
Adjoining Occupiers:		No. notified		27		No. of responses	
						01	
						No. of objections	
						01	
Summary of consultation responses:		A resident of the Mews has objected on the grounds that the addition of a mansard roof would be an over development of the site. The letter expresses concerns regarding the use of the properties as 2 dwelling units, and would wish to see them returned to single family dwellings.					
CAAC/Local groups* comments: *Please Specify		Belsize Residents Association have objected to the proposal, on the grounds that the extensions will lead to a loss of amenity to the properties at the rear in England's Lane.					

Site Description

2 storey mews buildings adjacent to the corner of Primrose Gardens. The properties have an industrial appearance, but are arranged internally as 2 self-contained bed sits to each house. The subdivision of these properties would appear to have taken place at least 10 years ago, and is therefore likely to be lawful. The properties are situated directly behind the retail parade of England's Lane. They are situated within the Eton Villas Conservation Area.

Relevant History

None.

Relevant policies

EN1 Design
EN13 High standard of design
EN31, Conservation area
EN22 Extensions to an existing building
EN19 Amenity for neighbours
EN24 Roof alterations and extensions
15 Provision of a range of housing

Assessment

These properties form a small terrace of mews houses at the rear of England's Lane. Most of the other properties at this end of the Mews have mansard roof extensions, and a number of properties also have terraces at the front overlooking the cobbled mews.

This proposal seeks to extend these 2 storey buildings by the construction of a mansard roof extension with a terrace at the front of both properties. The proposed mansards are set back behind the existing parapet at both the front and rear.

The proposed mansard roofs are tiled flat top constructions, which will not project above the raised party walls between the buildings. The existing chimneys are also retained and rebuilt to a higher level.

Two lead covered dormers with sliding sash window details are proposed to the rear each property. At the front a further lead covered dormer is proposed, together with French doors and a small inset terrace on each property. The proposed mansards are very similar to those already erected at other properties within the Mews - for example at nos. 3&4 (approved 16.6.94) and no.5 (approved 29.10.93). The details of the mansard roofs comply with design guidance set out in SPG, and the extensions are considered acceptable in design terms. They will not have an adverse impact on the character or appearance of the conservation area.

The additional accommodation extends the existing self-contained studio flats on the first floor. The extended flats would provide two self-contained 3-bedroom units. The enlargement of existing units to a size that is capable of family occupation complies with UDP housing policies.

Belsize Residents Association have raised objection on the grounds that the proposed extensions are too close to the rear of properties in England's Lane. The close proximity of the Mews to the rear of properties in England's Lane is a historical situation, which has existed since at least the C19th. Whilst it is true that the mansards are very close, the mansards are well set back and are partly obscured by the rear parapets of the existing properties and there are already existing mansards to properties which have the same relationship to the England's Lane properties. It is considered that the addition of further mansard extensions in this part of the Mews would have a limited impact on the rear of properties in England's Lane. Furthermore, given the number of mansards already in existence in this Mews and the surrounding area, it is considered that it would be very difficult to refuse mansard extensions on these particular properties. Neither of the permissions referred to above in relation to the adjacent properties had conditions attached requiring the rear window to be obscure glazed in order to protect privacy, and it is consequently considered unrealistic to seek to impose such a condition here.

Approval is therefore recommended.