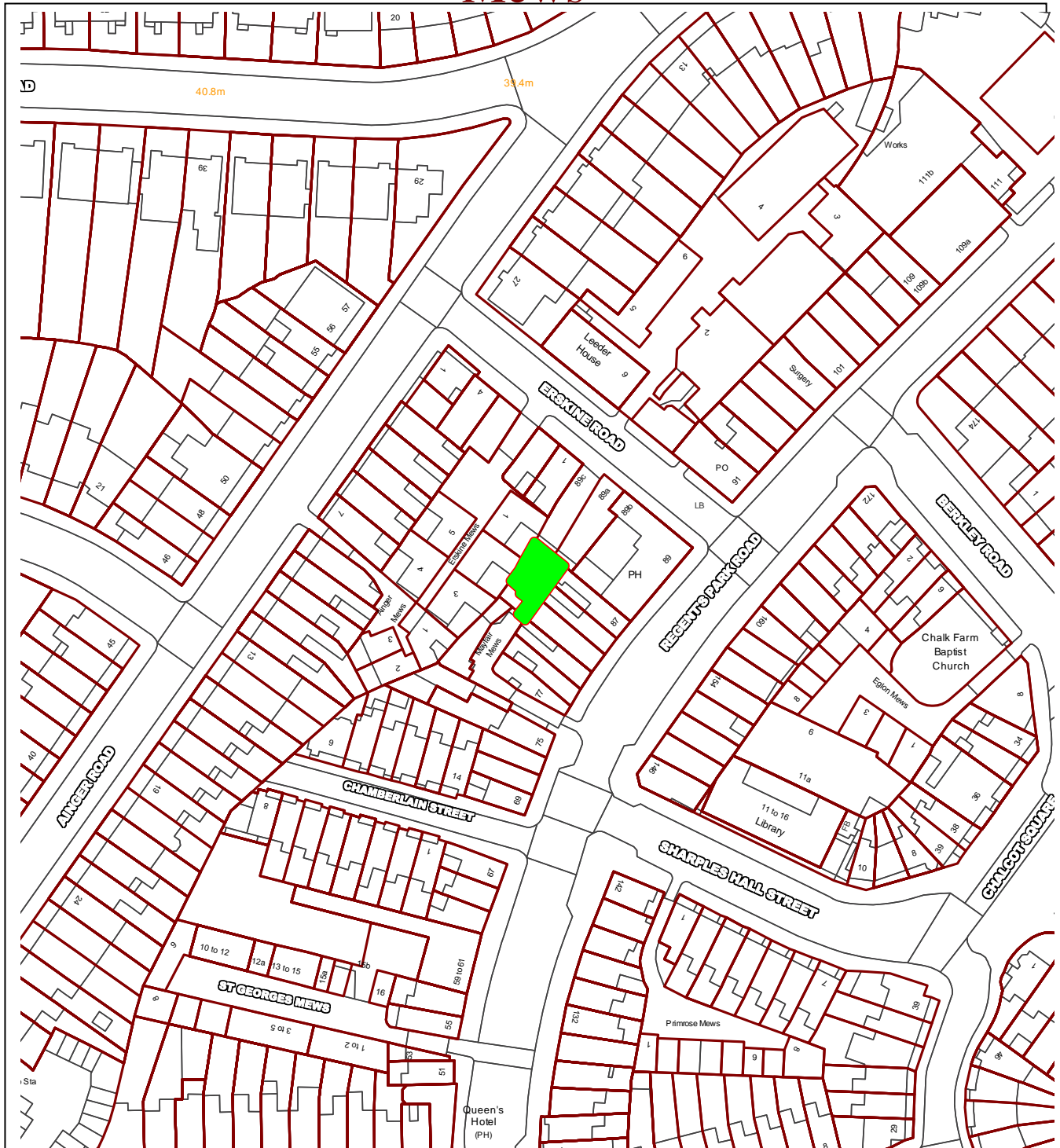


2017/1162/P The Gatehouse Mayfair Mews



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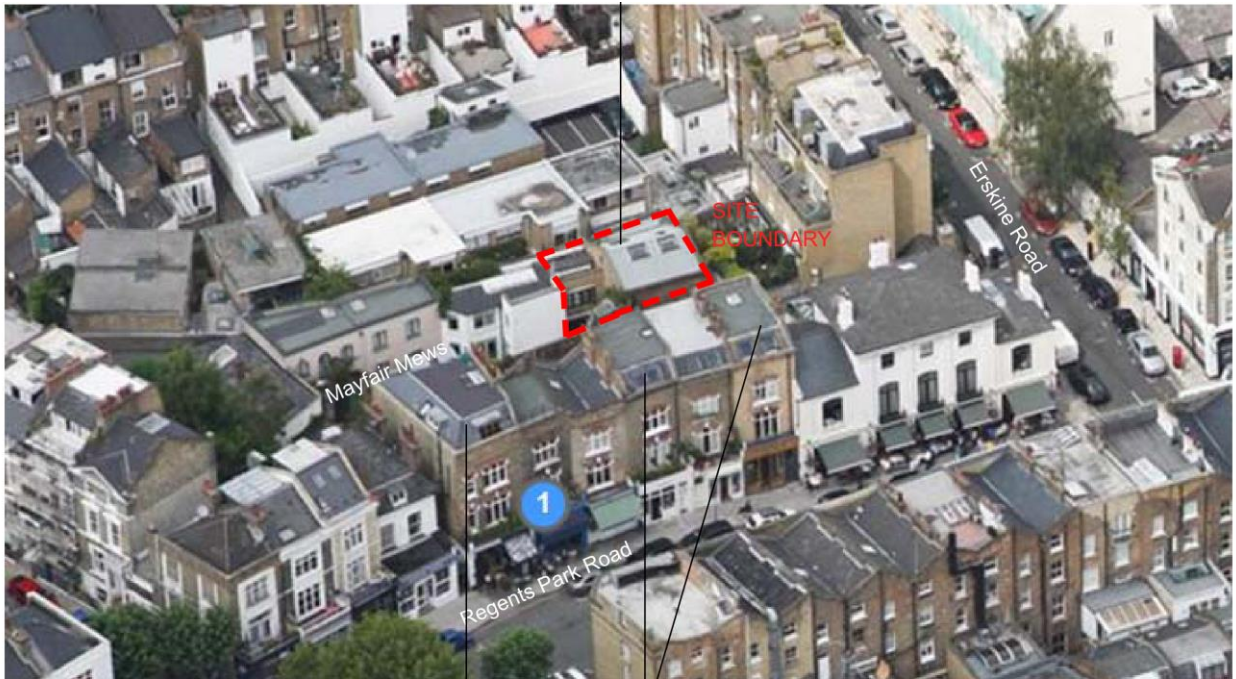


Image. 1 shows the proposed extension would not be visible from the public highway.



Image 2 view facing south shows the height in context with the adjoining properties.



Image 3, East elevation showing the pitched parapet walls



Image 4. Showing the vary in height of the properties



Image 5. Vary in height of the adjoining properties.

Delegated Report		Analysis sheet		Expiry Date:	01/09/2016
		N/A / attached		Consultation Expiry Date:	06/03/2017
Members Briefing					
Officer			Application Number(s)		
Obote Hope			2017/1162/P		
Application Address			Drawing Numbers		
The Gatehouse, Mayfair Mews London NW1 8UU			Please see Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a roof extension with 2 x rooflights to the front, 2 x obscured glazed rooflights to the rear, installation of 1 x window to the flank elevation and 3 additional rooflights at roof level all associated with the use as ancillary residential accommodation (Class C3).					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Householder Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	Site notice: displayed from 16/03/2017 - 06/04/2017 Press notice: displayed from 16/03/2017 - 05/04/2017 No objections received.					
Primrose Hill CAACs comments:	<p>Primrose Hill Conservation Advisory Committee comments are as follows:</p> <ul style="list-style-type: none">• The proposed mansard roof extension is excessively bulky;• Would be overwhelming to the neighbouring properties in both Regents Park Road and Eglon Mews;• The area depends on its modest scale, predominantly two storeys which gives the mews character;• The extension proposed would impact on the openness with the backland area;• The mansard is built off the parapet contrary to planning guidance;• There is no countervailing public benefit outweighing the harm of the conservation area; <p>Officer's comments are as follows:</p> <ul style="list-style-type: none">• <i>The proposed roof extension would be set behind the parapet wall, and be at a 62 degree angle up to a height of 2.4m up to the peak height of the roof, this would be 0.1m below the side gable end wall. Whilst it is noted that the proposed roof extension would add additional bulk to the host building the proposed roof extension would not be easily visible from street level and would not interfere with the gable end. It would sit behind the pitch roof and not dominate this feature. As such, the principle of the roof extension is acceptable in this instance, due to the existing pitched roof not being increased in height and the scale and setting would not have an impact on the conservation area;</i>• <i>The host building is a post 1990 built property consisting of 2.5m high gable end wall, the design is different to the majority of the other mews building which benefit from flat roofs. As such, the proposal would not unbalance the uniformity nor symmetry of the other properties within the mews due to the design and setting of the host building. The proposed roof extension would result in the loss of the sloping roof. The existing roof nor its form are considered to be of historical interest.</i>• <i>In terms of openness with the backland area it should be noted that the proposed extension would not result in the increase of the parapet</i>					

walls, the roof rises from 0.6m to 2.4m high. Overall this would represent an increased in the overall floor space from 19sqm of which 5.3sqm is used as storage area to 35sqm as such, the proposed roof extension would not have a significant impact on the backland area to warrant a refusal in this instance;

- The host building is more contemporary in design rather than traditional, the materials used would be appropriate. The proposed extension is a subservient addition in terms of its height bulk and scale, owing to the position of the building within the mews. Moreover, due to the height of the surrounding properties, the roof extension would have limited impact on the conservation area in terms of visual harm and in this instance; it would be hard to refuse planning consent.

Site Description

The site is a two storey mews property which abuts the rear gardens of 83-87 Regent's Park Road and 1 and 2 Erskine Mews with access through a side passage (Mayfair Mews) via Regent's Park Road.

The site is not readily visible from the public realm. It is located in the Primrose Hill Conservation Area and the property is identified in the Primrose Hill Conservation Area Statement as making a positive contribution to the conservation area.

Relevant History

The application site - N/A

Other relevant site:

The Old School house
77 Regent's Park Road
Mayfair Mews
London
NW1 8UU

Planning permission refused in 2006 reference 2006/5039/P for: Erection of a hipped roof extension and installation of dormer windows to create additional habitable space to single-family dwelling house (C3). Reason for refusal are as follows:

1. The proposed roof extension, by reason of its height, bulk and location would have a significantly adverse impact on light into and outlook from rear habitable room windows on Erskine Mews and would create an unacceptable sense of enclosure to the detriment of the amenities of the occupiers of these properties contrary to policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006;
2. The proposed dormers windows would overlook rear habitable room windows of properties in Regent's Park Road resulting in an unacceptable loss of privacy to the occupiers of these properties contrary to policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006;
3. The proposed roof extension, by reason of its height, bulk and location would have a significantly adverse impact on light into and outlook from rear habitable room windows on Erskine Mews and would create an unacceptable sense of enclosure to the detriment of the amenities of the occupiers of these properties contrary to policy SD6 of the London Borough of Camden Replacement Unitary Development Plan 2006.

Relevant policies

National Planning Policy Framework 2012

The London Plan 2016

LDF Core Strategy and Development Policies

Camden Core Strategy
CS1 – Distribution of growth
CS5 – Managing the impact of growth and development
CS14 – Promoting high quality places and conserving our heritage

Camden Development Policies
DP24 – Securing high quality design
DP25 – Conserving Camden's Heritage
DP26 – Managing the impact of development on occupiers and neighbours

Camden Planning Guidance 2011 - 2016
CPG1 (Design) – Section 5
CPG 6 (Amenity) – Section 6 and Section 7

Please add the Primrose Hill CA statement

* The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's report.

The following policies are considered to be relevant:

- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy D2 Heritage

Assessment

1. Proposal

The planning permission seeks the construction of a single storey roof extension measuring 5.9m in width x 2.5m in height. The extension would provide an additional 35sqm of residential floorspace. The application site is taller than majority of the properties in the mews due to the height of the existing side pitched gable end walls along the east and west elevations. The property is accessed from the west elevation which consists of properties of various heights and the north and south elevation consist of a 1.4m high parapet wall. Planning permission was refused in 2006 for the neighbouring property of the Old School House and the officer's report states that *"the proposed roof extension reflects the shape and layout of the building. However, it appears uncomfortable and incongruous, particularly in the way that the projecting eaves arrangement contributes to a rather top heavy appearance. Furthermore, the proposed dormer windows have a curious and non-traditional inset detail to their base which is also not considered acceptable"*.

1.2 The key considerations are as follows:

- Design and appearance of the extension and the impact on the conservation area, and;
- Amenity on neighbouring residential amenities;

1.3 Revision

1.4 The full-length window to the west elevation has been reduced in height to restrict access to the flat roof.

2. Design and appearance

2.1 The conservation area statement states that roof extensions and alterations which change the shape and form of the roof are unlikely to be acceptable on all properties in Mayfair Mews.

2.2 When viewed from the front elevation (south) the roof extension would be seen as a subservient addition. It is acknowledged that the properties within the Mayfair Mews are predominantly two storeys in height. However, the host building offers no cohesion or symmetry with the other properties on account of its roof design being pitched within the parapet walls. Notwithstanding this, the majority of the properties feature a flat roof. The property is a later addition built in post 1990 and the roof extension would not result in the increase of the parapet wall, the roof would be 0.1m lower than the side gabled end wall. The proposed extension would not be readily visible from Regent's Park Road and Eglon Mews due to its design and setting. The height of the proposed flat roof would not be any taller than the existing gabled end wall. The roof extension is not considered to unbalance the composition or symmetry of the building on account of its size, setting and profile within the Mews.

2.3 The mansard roof extension would not be designed in accordance with CPG 1 in regards to the exclusion of the 70 degree setbacks behind the front & rear parapet wall. It should also be noted that the roof extension would not be built as a traditional mansard roof extension in design i.e. low roof structure behind raised parapet wall and low roof structure behind, with the lower slope between 60-70°

from behind the parapet wall. Whilst, the roof extension would be built off the parapet wall, the extension would slope at a 62° angle away from the front and rear parapet in accordance with CPG 1 Guidance which would further limit its visual prominence.

- 2.4 Officers consider that the roof extension would not have a detrimental impact in design and appearance and whilst the extension would be an unconventional roof addition, the proposal would not appear too heavy in appearance. It should be noted that CPG 1 states other forms of roof extensions may also be appropriate in situations where there is a strong continuous parapet and the extension is sufficiently set back. The proposed roof extension would be sufficiently set back and given its limited visibility would be acceptable in this instance.
- 2.5 The mansard has been designed discreetly and would not be easily visible from the street. The proposal is considered to relate well to the existing building and not overly dominate. Given the above, the proposed roof extension broadly meets CPG1 in terms of its design and appearance. Given its lack of visibility and that the existing roof does not form part of the composition of the mews, it is considered acceptable in this instance for the alteration to the roofline.
- 2.6 The internal head height would be approximately 2.175m just short of the 2.3m recommended by Camden planning guidance. However, given that the roof extension would be designed to increase the overall head height of the existing usable roof space without significantly increasing the overall bulk, the proposed height is acceptable in this instance.
- 2.7 It is proposed to install 2 x rooflights to the front and 2 x rooflights to the rear side of the roof and there would also be 4 rooflights to the flat roof. This would be 2 more than what currently exist. A new timber framed window is proposed on the flank (west) elevation facing the existing flat roof no objection is raised in regards to the design, appearance and settings. The proposed rooflights would be flush within the proposed roof and no objection is raised in regards to the design and appearance.
- 2.8 Special attention 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 as amended by the Enterprise and Regulatory Reform Act 2013. The proposal is not considered to have a significant impact on the character of the surrounding Primrose Hill Conservation Area.

3. Amenity

- 3.1 Development policy DP26 seeks to ensure that the amenities of existing and future occupiers are not unduly impacted by development in terms of overlooking, outlook, loss of daylight/sunlight, loss of privacy, contribute to noise and vibration. The proposed windows to the rear fronting 1 and 2 Erskine Mews would be obscured glazing to mitigate any impact with the loss of privacy and overlooking. A condition would be attached to the decision notice to ensure this.
- 3.2 The proposed roof extension was accompanied by a daylight/sunlight assessment commissioned by Right of Light Consulting, which concluded that the impact in regards to daylight/sunlight and overshadowing would not be significant. The daylight and sunlight assessment includes results of the vertical sky component, sunlight to windows and impact of overshadowing with the neighbouring properties. The assessment was written in accordance with BRE guidance (2011) and the guidance stipulates that windows should not experience a loss of greater than 20% from its existing value as measured by the VSC criteria; any loss greater than this would be noticeable and more significant. The report concluded that the proposed roof extension would not have a detrimental impact in terms of daylight/sunlight associated with the windows of the surrounding properties, the existing daylight/sunlight levels would not be significantly reduced; most windows experience minimal reductions and the maximum level of sunlight to the ground floor window recorded for no. 1 Erskine Mews would be reduced from 20% to 17%. The impact on numbers 2 and 3 Erskine Mews is also considered not to be significant. As such, the proposals are considered acceptable in regards to Daylight/sunlight, overshadowing and impact with the sense of enclosure, in this instance. The rear windows proposed would be obscured glazing and would be secured by planning condition thus there will be no overlooking.
- 3.3 Due to the height of the parapet walls not changing, and the proposed roof extension sloping away and from these walls, it is not considered that the proposed roof extension would have an impact on the

amenity of neighbouring occupiers and is therefore considered to be in line with DP26.

4. Recommendation.

4.1 Grant planning permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Tuesday 30th May 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'.

Mrs Patricia Hickey
bubble architects
73 Mornington Street
London
NW1 7QE

Application Ref: **2017/1162/P**
Please ask for: **Obote Hope**
Telephone: 020 7974 **2555**

16 May 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
The Gatehouse Mayfair Mews
London
NW1 8UU

DECISION

Proposal:

Erection of a roof extension with 2 x rooflights to the front, 2 x obscured glazed rooflights to the rear, installation of 1 x window to the flank elevation and 3 additional rooflights at roof level all associated with the use as ancillary residential accommodation (Class C3).

Drawing Nos: E-N-D-004 OPT 1 REVB, E-S-D-014 REVA, P-00-D-002, P-01-D-003, P00-D-008, P-01-D-009 REVA, P-Si-D-001, P-Si-D-003, X-AA-D-005 Existing, X-AA-D-005 REVA, X-BB-D-006, X-BB-D-008 REVB, REVAX-BB-D-009 REVA, X-BB-D-012 REVA and Design and Access Statement dated 27/02/2017.

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

Executive Director Supporting Communities



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, and policies A1, D1 and D2 of the Camden Local Plan Submission Draft 2016.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: E-N-D-004 OPT 1 REVB, E-S-D-014 REVA, P-00-D-002, P-01-D-003, P00-D-008, P-01-D-009 REVA, P-Si-D-001, P-Si-D-003, X-AA-D-005 Existing, X-AA-D-005 REVB, X-BB-D-006, X-BB-D-008 REVB, REVAX-BB-D-009 REVA, X-BB-D-012 REVA and Design and Access Statement dated 27/02/2017.

Reason:

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

- 4 The 2 x roof lights to the rear elevation at roof floor level hereby approved shall be obscured glazed and permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of 1 and 2 Erskine Mews 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 2010, and policies A1 of the Camden Local Plan Submission Draft 2016.

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 The Inspector's report on the Local Plan was published on 15 May 2017 and concludes that the plan is 'sound' subject to modifications being made to the Plan. While the determination of planning applications should continue to be made in accordance with the existing development plan until formal adoption, substantial weight may now be attached to the relevant policies of the emerging plan as a material consideration following publication of the Inspector's report, subject to any relevant recommended modifications in the Inspector's 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 Regeneration and Planning

DECISION