

**99 CAMDEN MEWS,
LONDON NW1 9BU
LONDON BOROUGH OF CAMDEN**

PLANNING STATEMENT
RESIDENTIAL DEVELOPMENT

Prepared By



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1. INTRODUCTION

- 1.1. This statement accompanies a planning application for a replacement dwelling at 99 Camden Mews, London NW1 9BU.
- 1.2. The site comprises a part single-storey, part two-storey building formed of two bays and located on the western side of the mews.
- 1.3. This statement first provides a description of the site and surrounding area, followed by a summary of the recent planning history.
- 1.4. Prior to the submission of this application, the applicants have consulted with both the local planning authority and local residents. Those discussions have directly informed the development proposals. A summary of those discussions is at section 4 of this report.
- 1.5. Section 5 provides a detailed description of the proposed development.
- 1.6. At Section 6 we identify the relevant planning framework, followed by an appraisal of the development proposals against relevant planning policy and other material planning considerations in section 7.
- 1.7. The following documents are submitted with the planning application and should be read alongside this Planning Statement;

Document	Author
Daylight/Sunlight Assessment	XCO2
Heritage Assessment	Anthony Walker
Design and Access Statement	Nicholas Taylor and Associates
Planning Drawings	Ne/AR Architects

2. DESCRIPTION OF THE SITE AND SURROUNDING AREA

a. The Application Site

- 2.1 No 99 is located on the western side of Camden Mews (site location plan below, site edged red).



SITE LOCATION PLAN

- 2.2 The application site is a mid terrace, two and half storey mews house. The building is formed of brick elevations with gable end on the front elevation. The property is currently in use as a single dwellinghouse.
- 2.3 The property is located within the Camden Square Conservation Area, but is not a listed building. The Camden Square Conservation Area Appraisal notes that the building makes a positive contribution to the Area.

b. The Surrounding Area

- 2.4 The property sits in a terrace of properties all of which are of similar height, mass and bulk, however there is a rich palette of materials and design style on show giving each property within the terrace a unique character. Camden Mews provides a residential character, appearance and scale.



CAMDEN MEWS

- 2.5 The building occupies the full extent of the site, containing an ancillary artist's studio with kitchen and bathroom at ground floor level with a bedroom and roof terrace at first floor level. There are residential dwellings located opposite and to either side of the site. To the rear is a four storey building used as a hostel (248-250 Camden Road).

3.0 PLANNING HISTORY

- 3.1 The planning application site has a limited planning history. We set out the relevant applications at the site below.

CTP/G13/13/12/20043

- 3.2 An application for redevelopment of the site with the erection of 2 x 2-storey mews houses with integral garages was refused on 13/05/1975.

CTP/G13/13/12/24630

- 3.3 Permission was granted on 08/07/1977 for internal and external alterations to the single storey and 2 storey part of 99 Camden Mews and the provision of a roof terrace at first floor level, in connection with the use of this part of the property as a sculptor's studio.

G13/13/12/34845

- 3.4 Permission was granted on 26/11/1982 for the erection of an extension at first floor level to provide a general purpose room for use in connection with the sculpture's studio.

2014/3907/P

- 3.5 An application for the erection of three storey residential building comprising 2 bedrooms (and artist studio on second floor) and associated terracing at second floor level following demolition of existing building was approved on 26/03/2015.

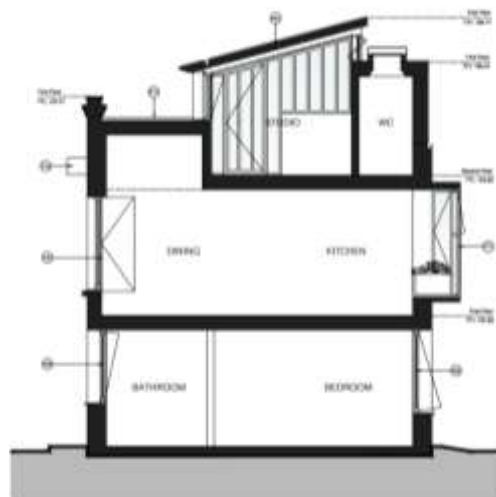
- 3.6 This application also proposed a replacement dwellinghouse. The most striking difference between the approved 2015 application and the current proposals involve the design of the front and rear elevations, the internal room layouts and the creation of a slightly larger 2nd floor. The approved application did not propose the creation of a basement level.



FRONT ELEVATION AS APPROVED 2014/3907/P



REAR ELEVATION AS APPROVED 2014/3904/P



SECTION AS APPROVED 2014/3904/P

- 3.7 The Officer Report for 2014/3904/P included the Council's thoughts on the scheme. Officers considered that the principle of demolishing the existing dwellinghouse was acceptable due to the deterioration and poor quality of the existing house. They concluded that the development would be in accordance with relevant policies of the development plan.
- 3.8 The Case Officer deemed a modern design would preserve the character and appearance of the property and Conservation Area.

4. PRE-APPLICATION CONSULTATION AND STATEMENT OF COMMUNITY INVOLVEMENT

- 4.1 Prior to the submission of this application, the applicants have consulted with the Local Planning Authority (Camden) on two occasions and the local community. Those consultations have directly influenced the current development proposals.
- 4.2 We provide a summary of the consultations undertaken, the advice received and how the development proposals have been amended to take on board that advice.

a. Camden Council 2016/6849/PRE

- 4.3 On 12th January 2017, the applicants submitted a pre-application advice request, ref; 2016/6849/PRE, to Camden Council. Draft proposals comprised the replacement of 99 Camden Mews with a three storey dwelling and basement following the demolition of the existing two storey dwelling on site.



FRONT ELEVATION AS PROPOSED 2016/6849/PRE

REAR ELEVATION AS PROPOSED 2016/6849/PRE

- 4.5 The Council provided written advice on 20th February 2017 (Appendix 1). We provide a summary of the pertinent comments below (officer comments highlighted in green), together with commentary on any revisions/additional information.

Principle of Demolition and Land Use

- 4.6 *The principle of demolition of the site was established as part of the permission for 2014/3907/P, however the site's demolition would only be considered acceptable subject to the submission of suitable justification in support of the eventual planning application. The proposed development of the site for residential purposes is welcomed in accordance with policy DP2. The proposed size of the dwelling of two bedrooms is considered appropriate considering the prevailing context of the site which characterised by two and three bedroom dwellings.*

- 4.7 We considered that the provision of a high-quality, residential dwelling resulting in no loss of any existing uses or floorspace is sufficient justification in support of the demolition of the site.

- 4.8 The application proposals maintain the above residential density.

Design and Heritage

- 4.9 *The additional bulk and massing currently proposed at second floor level, extending across the full width of the site, is not supported. This would certainly be visible from nearby properties and possible visible from ground level views the location of the amenity space towards the front building line directly behind the parapet. This would result in the presence of balustrades above parapet height and behind the gable, visible from the streetscene and from nearby properties and is not considered to be sufficiently subservient. It is recommended that the overall bulk and massing of the upper levels would need to be reduced for the proposals to be considered acceptable in principle.*

- 4.10 The Officer was incorrect to state the proposed second floor extended the full width of the site. The second floor was stepped in from both the north and south building lines of the main building.
- 4.11 Furthermore, the height of this floor has been reduced to slightly more than 2 metres, (the minimum acceptable internal height).
- 4.12 There will be only limited views of the top floor from the street and nearby properties, and the landscaping at this level will assist in creating a subtle, subservient top floor.

Amenity

4.13 *There is currently no information presented before officers demonstrating the daylight and sunlight impact of the third storey. Whilst it is unlikely to have an impact in this regard, the applicant is encouraged to submit an overshadowing study to demonstrate the impact of the additional storey.*

- 4.14 A Daylight and Sunlight report accompanies the application.

Standard of Accommodation

4.15 *The house would provide an acceptable standard of accommodation with an overall floorspace of approximately 220sqm and both bedroom sizes of at least 11sqm.*

- 4.16 The application proposals maintain the above standards.
- 4.17 Officers also provided advice regarding the basement which formed part of the original proposals. The application proposals do not now include a basement.

2017/2629/PRE

- 4.18 On 5th May 2017, the applicants submitted a second pre-application advice request to Camden Council, ref; 2017/2629/PRE (Appendix 2). Draft proposals again comprised the erection of 3 storey dwellinghouse. However, a reduced upper storey was proposed. A basement was removed from the proposals.



FRONT ELEVATION AS PROPOSED 2017/2629/PRE



REAR ELEVATION AS PROPOSED 2017/2629/PRE

- 4.19 The Council provided written advice on 26th June 2017. We provide a summary of the pertinent comments below (officer comments highlighted in green), together with commentary on any revisions/additional information produced in response

Design and heritage

4.20 *The reduction of the massing at second floor level was welcomed, as was the principle of setting back the main building line of the infill section, helping to maintain the prominence of the two street-facing gables, with the incorporation of a projecting bay/oriel window at first floor level. However, concerns were raised regarding the amount of glazing proposed within the building and the need for further detail to be provided to support the proposals, including details of the proposed materials.*

- 4.21 Following this meeting, the Council's Internal Design Review team assessed the proposals. They considered that the submission had failed to provide convincing evidence to support the proposals or demonstrate that they would deliver the required quality for such a development in this constrained location, and therefore not meet the objectives of policies CS14, DP24 and DP25 (now superseded by policies D1 and D2 of the Camden Local Plan 2017).
- 4.22 They considered that the scale and massing were excessive for the site. They did not support the additional floor to extend across the whole site. They thought there was a lack of design precedents or a strong design rationale. There was not enough evidence to overcome their significant concerns about the additional storey spanning the full width of the site; they were not convinced that the pre-application proposals represented an overall improvement to the previously approved scheme.
- 4.23 They were also concerned that neither of the architectural approaches to the rebuilt brick gable and contemporary infill would be translated to the top storey which was glazed. They considered that the projecting 1st floor square bay with the square window was a shapeless, overly simplistic form that didn't respond to the delicate character of the rebuilt historic element. It was excessively large and not subordinate to the host building, and the fact that it extended to the parapet height in order to mask the top storey was contrived.
- 4.24 The architects have added timber panels to the main glazed portion of the first floor. Further justification for the proposals is in the Design and Access Statement.
- 4.25 Officers asked for a daylight/sunlight report. The applicant has commissioned one and it shows that the standard of accommodation would again be acceptable.
- b. Neighbouring Residents**
- 4.26 We have visited neighbouring residents individually and provided them with a letter containing information about the development. The letter is at Appendix 3.
- 4.27 Residents did not voice any concerns regarding the design of the dwelling. Their most common concern was the noise and nuisance that the construction of the development might cause. There had been and continues to be a number of sites on the mews being redeveloped. Also Camden Council have been carrying out highways works in the mews. This activity has inconvenienced residents. We have received no written feedback from the residents.

5.0 THE PROPOSED DEVELOPMENT

- 5.1 Following the extensive pre-application discussions held with officers at Camden and local neighbours, the final application proposals sought are as follows.
- 5.2 The proposed development entails the demolition of the existing building and the erection of a three storey, two bedroom dwelling.
- 5.3 The dwelling will have a dual aspect has been designed to be in accordance with London Plan standards.
- 5.4 External amenity space will be at second floor level. Soft landscaping and opaque glazed balustrades provide privacy
- 5.5 The owners of the property have a parking permit for on-street parking which they will keep
- 5.6 Secure enclosures behind the timber panelling on the front elevation will accommodate refuse and space for one cycle

6 THE PLANNING FRAMEWORK

6.1 The following policy documents are relevant to this application:

National

National Planning Policy Framework 2012

London

The London Plan (with consolidated alterations) 2015

Camden Council

LDF Core Strategy and Development Policies Consolidated Local Plan 2010

Core Strategy

CS5 (Managing the impact of growth and development)

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 and encouraging biodiversity)

CS19 (Delivering and monitoring the Core Strategy)

Development Policies

DP20 (Movement of goods and materials)

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)

DP28 (Noise and Vibration)

6.2 Camden's relevant Supplementary Planning Document include:

Camden Planning Guidance

CPG1 Design 2013

CPG 2 Housing 2013

CPG 3 Sustainability 2013

CPG6 Amenity 2011

CPG 7 Transport 2011

Camden Square Conservation Area Appraisal and Management Strategy 2011

7.0 PLANNING ASSESSMENT

7.1 In this section, we appraise the proposal under the main planning matters which are considered to be:

- Principle of Demolition
- Impact on the Conservation Area
- Residential Amenity
- Design
- Living Conditions
- Transport and Construction
- Highways
- Sustainability
- CIL

Principle of Demolition

6.1 The Council have previously considered the principle of demolishing the existing dwellinghouse to be acceptable (see planning ref; 2014/3907/P). This was due to the rear and flank elevations both being in poor condition and suffering from historic subsidence caused by a large tree in the rear garden. The existing brickwork is cracked and the lower part of the flank elevation is particularly damaged with the upper 2.5m of the flank elevation consisting of modern brickwork.

Impact on the Conservation Area

6.2 The application site is within the Camden Square Conservation Area. Both national and local planning policy seeks to protect heritage assets.

6.3 The Design and Access Statement explains why we consider that the design, bulk and scale of the replacement dwelling will be in keeping with the Mews and the Conservation Area.

6.4 In accordance with the previously consented scheme the proposal is for a new build scheme which nevertheless reconstructs the gable wall element as a recognised feature of the conservation area. The historic grain is preserved with the elevations both front and rear expressing the original plot widths.

Residential Amenity

6.5 The proposals will not lead to any loss of light to the adjacent residential occupiers. The additional storey will be stepped back from the front building line which would minimise any impact on the residential occupiers opposite.

6.6 The windows of habitable rooms at the rear of the building will be 20metres away from the rear windows of the hostel. They would therefore comply with the Council amenity guidance which asks for a minimum distance of 18m

6.7 There is an existing terrace at first floor level and the introduction of a terrace at second floor level would not give rise to an increase in overlooking to surrounding properties.

Design

6.8 Following detailed analysis and appraisal, the scheme has evolved to ensure the new build form maintains the mew's scale and grain, respects the integrity of existing structures and forms, whilst adding visual interest and variety.

- 6.9 The site is handled as two related elements with varied material choices ensuring the visual 'grain' is maintained. A recessed plane forming the southern elevation element gives pre-eminence to the adjacent brick gable whilst the projecting first floor bay provides not only visual interest but a canopy to the entrance. This raised form assists the screening of the varied set back upper storey, ensuring the Mews scale is preserved at eye level.
- 6.10 The refined joinery treatment of the recessed plan enables the various access doors to be treated as a complete composition for the recessed plane. The rear elevation follows a consistent logic in terms of materials and 'grain'. The roof storey is handled as a set-back pair of visually lightweight pavilions with a low key linking element. Set back from all boundaries the design ensures that visual gaps are created in a variegated and discrete roof profile largely screened from pedestrian eye level.
- 6.11 The balanced design facilitates internal space planning and contrasts very favourably with the approved scheme and recently approved scheme to the south. In each of these schemes the recessed elements actually expose the roof storey to eye level view in contradiction with the objective of maintaining the visible Mews scale.



FRONT ELEVATION OF CURRENT PROPOSALS



REAR ELEVATION OF CURRENT PROPOSALS

- 6.12 Please refer to the Design and Access Statement prepared by Nicholas Taylor and Associates where the detailed design rationale is set out. The D+A is further supported by a Heritage Statement who has considered the significance of the site, the conservation area setting and the impact of the proposed development. Please also refer to section 4 of this report which sets out how the development proposals have arrived at following extensive pre-application discussions.

Living Conditions

- 6.13 The development provides high quality housing that provides secure, well-lit accommodation that has well-designed layouts and rooms. All habitable rooms have access to natural daylight.
- 6.14 The application is for a two-bedroom, self contained dwelling. The house would provide an acceptable standard of accommodation and both bedrooms measure at least 11sqm. This accords with Camden Planning Guidance and the London Plan standards. The house would benefit from adequate natural daylight and sunlight and have adequate amenity space. The proposed basement level will support a gym, utility room, wine store and wc, none of which require daylight or sunlight.
- 6.15 The proposal will not result in a harmful increase in the sense of enclosure to existing buildings and spaces, neighbouring gardens, balconies and terraces.

Neighbouring Amenity

- 6.16 The proposals would not lead to any loss of light to the adjacent residential occupiers. The additional storey would be stepped back from the front building line which would minimise any impact on the residential occupiers opposite the site at 86-88 Camden Mews.
- 6.17 Similar to the previously approved replacement dwelling for the site, new habitable room windows will be introduced at ground floor level of the rear elevation. The site is 20metres away from the rear windows of the hostel located at 248-250 Camden Road and would therefore comply with the Council amenity guidance which asks for a minimum distance of 18m between windows of habitable rooms which directly face each other.
- 6.18 There is an existing terrace at first floor level and the introduction of a terrace at second floor level would not give rise to an increase in overlooking to surrounding properties.
- 6.19 In accordance with the previously consented scheme the proposal is for a new build scheme which nevertheless reconstructs the gable wall element as a recognised feature of the conservation area. The historic grain is preserved with the elevations both front and rear expressing the original plot widths.
- 6.20 It is considered that the resulting development will not unduly harm the outlook or sense of enclosure to those residents.
- 6.21 In support of the above, the proposed development has been assessed by the BRE in respect of the potential daylight/sunlight impact on these adjacent neighbours. The assessment concludes that the proposed development has been well designed and in compliance with the guidance provided by the BRE.
- 6.22 Please refer to the Design Statement where the above design and amenity matters are discussed further.

Transport and Construction

- 6.23 The applicant is agreeable to planning conditions relating to:
- Considerate contractors scheme
 - Construction management plan
 - Hours of working
 - Reinstatement of highway where.

Highways

- 6.19 No new off-street parking is proposed. The existing residential accommodation at the site already benefits from 1 on-street parking permit which will continue to be used.

Refuse

- 6.20 Refuse storage accord with the SPD. See D&A Statement for further information.

CIL

- 6.21 Mayoral CIL (Community Infrastructure Levy) came into effect in April 2012 and is a material consideration to which regard much be had when determining this planning application. The Council CIL took effect from 1st April 2015.
- 6.22 This proposal will not be liable for the Mayor of London or Camden Community Infrastructure Levy (CIL) as the dwellinghouse will benefit from the Self-Build Exemption.

8 SUMMARY AND CONCLUSIONS

- 8.1 This statement accompanies a planning application for a proposed replacement dwelling at 99 Camden Mews, NW1 9BU.
- 8.2 The existing building is in a poor state of repair and needs to be updated. The applicant seeks to redevelop the site to provide a new and improved replacement dwelling.
- 8.3 As part of the refurbishment, the applicants propose to demolish the existing rear wing to erect a new three storey building. The resulting building will accommodate an enlarged residential unit.
- 8.4 The applicants are mindful of a number of recently approved, current and impending applications for developments in the surrounding area that will have a bearing on the immediate use, character and appearance of the site setting. Furthermore, prior to the submission of this application, the applicants have consulted with the Local Planning Authority (Camden) and the local community. Those consultations have directly influenced the current development proposals.
- 8.5 The proposed development comprises a 2 bed residential unit which has been designed in accordance with London Plan standards and benefit from double aspect.
- 8.6 The design, mass and bulk has been carefully considered to respect the site context, the host building and the conservation area more generally. As important is the neighbouring residential amenity; the application proposals have been designed to ensure that their amenity in terms of privacy, outlook and sense of enclosure is not unduly harmed. Daylight and sunlight impact has been assessed and achieves compliance with guidance produced by the BRE.
- 8.7 The proposed development provides adequate number of cycle parking on site. Car parking is provided on street, secured via on street parking permits.
- 8.8 Detailed matters concerning daylight/sunlight and heritage have also been considered and are found to be acceptable.
- 8.9 It is concluded that the proposals comply with both national and local legislation. 99 Camden Mews comprises a two and a half storey, mid terrace dwellinghouse.

APPENDIX 1

1

Date: 20/02/2017
Our ref: 2016/6849/PRE
Contact: Ian Gracie
Direct line: 020 7974 2507
Email: ian.gracie@camden.gov.uk

Muireann Murphy
Nicholas Taylor & Associates
31 Windmill Street
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Planning Solutions Team
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Dear Ms Tomic,

Re: Erection of 3 storey dwelling with basement. – 99 Camden Mews, London, NW1 9BU

Thank you for submitting a pre-planning application enquiry which was received on 12 December 2016 together with the required fee of £3600.

The applicant wishes to receive the Council's view on the proposed erection of an additional storey at 99 Camden Mews, London, NW1 9BU.

1. Drawings and documents

1.1 The following documentation was submitted in support of the pre-application request:

- Pre-application Planning Statement prepared by Nicholas Taylor + Associates;
- Site Location Plan;
- Existing Ground Floor Plan – 0316/CM/100;
- Existing First Floor Plan – 0316/CM/101;
- Existing Roof Plan – 0316/CM/102;
- Existing Front Elevation – 0316/CM/200;
- Existing Rear Elevation – 0316/CM/201;
- Proposed Basement Plan – 0316/CM/110;
- Proposed Ground Floor Plan – 0316/CM/111;
- Proposed First Floor Plan – 0316/CM/112;
- Proposed Second Floor Plan – 0316/CM/113;
- Proposed Roof Plan – 0316/CM/114;
- Proposed Rear Elevation – 0316/CM/211;
- Proposed Section AA – 0316/CM/310;
- Proposed Section BB – 0316/CM/311.

2. Proposal

- 2.1 Erection of a replacement three storey dwelling and basement following the demolition of the existing two storey dwelling on site.

3. Site description

- 3.1 The site currently contains a part one, part two-storey dwellinghouse, located on the north side of Camden Mews. This site is located in the Camden Square Conservation Area. Camden Mews runs to the rear of the properties on Camden Road, originally serving as stables and coach houses for these large dwellings. The Camden Square Conservation Area Statement (CAS) describes Camden Mews:

"The majority of plots have been built as independent dwellings and/or workshops at the ends of the gardens of the frontage houses. The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews' scale, form, and variety of styles and materials."

"a unique mix of nineteenth, twentieth and twenty-first century ideas of the mews concept, from functional service areas to exemplars of urban living."

- 3.2 Camden Mews has an architecturally varied character with interesting irregularity in design and materials, reflecting the street's historic evolution and piecemeal development with many innovative modern houses that have been erected on infill plots since the Second World War. Many post-war houses in Camden Mews were designed and built on undeveloped narrow plots, often as architects' own studio houses. Examples include the Grade II* listed house designed by Edward Cullinan (no.62). Many modern developments can boast uniqueness in the ingenuity, variety and inventiveness of their design.
- 3.3 The street facing gable frontage at no.99, along with the adjoining building at no.99a form an attractive composition that is recognised in the CAS as making a positive contribution to the character and appearance of the Camden Square Conservation Area. These two buildings are the only properties in this part of the mews that retain their character as a 19th century ancillary stable block. The varied scale created by the composition of the taller gables with a lower element between is also considered to contribute towards the interesting and varied skyline along this section of Camden Mews.
- 3.4 The CAS identifies that *'the trend to intensify residential development means that building heights are under pressure to increase in the mews and care will be needed to ensure that this does not become the norm and that the original mews' scale remains dominant'* (p.48).

4. Relevant planning history

- 4.1 The following planning history is relevant to this site:

Application site

CTP/G13/13/12/24630 – Internal and external alterations to the single storey and 2 storey part of 99 Camden Mews and the provision of a roof terrace at first floor level, in connection with the use of this part of the property as a sculptor's studio. – Granted 08/07/1977.

G13/13/12/34845 – Erection of an extension at first floor level to provide a general purpose room for use in connection with the sculpture's studio. – Granted 26/11/1982.

2014/3907/P – Erection of three storey residential building comprising 2 bedrooms (and artist studio on second floor) and associated terracing at second floor level following demolition of existing building. Granted Subject to a Section 106 Legal Agreement 06/07/2015.

Other relevant applications on Camden Mews102 Camden Mews

2014/5589/P – Demolition of garage and associated excavation works for the erection of a 3 storey extension and basement floor level beneath footprint. Granted 23/11/2015.

74 Camden Mews

2014/3258/P - Single storey roof extension, including replacement of rear 1st floor window. Granted 30/07/2014.

59 Camden Mews

2015/4564/P – Erection of 3 storey family dwelling following demolition of existing 2 storey family dwelling. – Refused 08/02/2016.

57 Camden Mews

2015/5046/P - Proposed extensions to existing single family house and proposed new house (including additional storey) – currently under determination.

97 Camden Mews

2015/0271/P – Change of use from Car garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses following the demolition of existing building. – Refused 11/11/2015.

The subsequent planning appeal (APP/X5210/W/16/3143316 / 2015/0271/P) was dismissed. Within the report the Planning Inspector clearly acknowledged that *'the first floor gap caused by the building's single storey form contributes to the varied skyline that forms an integral part of the mews character'* (paragraph 6) and that *'the removal of this break would in itself constitute a loss of visual character.'* The Inspector also cited that while the proposed 2nd storey would be largely shielded from public views at ground level, the 2nd storey would *'nevertheless be visible from houses on the opposite side of the street'* and *'the height and bulk would contrast with the adjacent lower pitched roof at 99A and the resulting effect would be to 'add*

to the overall harm to the character and appearance of the conservation area' (paragraph 9).

The Inspector's report concluded that the proposals would fail to preserve either the character or the appearance of the conservation area and would therefore conflict with the objectives of the Framework, policy CS14 in the London Borough of Camden Local Development Framework Core Strategy and policies DP24 and DP25 in the London Borough of Camden Local Development Framework: Development Policies and would constitute less than substantial harm to the character and appearance of the conservation area in terms of paragraph 134 of the NPPF.

2016/3638/P – Change of use from motor repair garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses following demolition of the existing building with the inclusion of terrace to the ground floor rear, terrace with balcony to the first floor and second floor towards the front with associated soft landscaping. – Granted Subject to a Section 106 Legal Agreement 17/01/2017.

5. Relevant policies and guidance

- 5.1 The relevant policies that would apply to this proposal are taken from the London Borough of Camden Local Development Framework (Core Strategy and Development Policy documents) as adopted on 8th November 2010, The London Plan 2015 Consolidated with Alterations (2011) and the NPPF (2012). The following policies will be taken into consideration:

National Planning Policy Framework 2012 London Plan March 2016

LDF Core Strategy and Development Policies

CS5 – Managing the impact of growth and development

CS11 – Promoting sustainable and efficient travel

CS13 – Tackling climate change through promoting higher environmental standards

CS14 – Promoting high quality places and conserving our heritage

DP5 – Homes of different sizes

DP16 – The transport implications of development

DP18 – Parking standards and limiting the availability of car parking

DP19 – Managing the impact of parking

DP22 – Promoting sustainable design and construction

DP24 – Securing high quality design

DP25 – Conserving Camden's heritage

DP26 – Managing the impact of development on occupiers and neighbours

DP27 – Basements and lightwells

Camden Planning Guidance 2015: CPG1 Design, CPG4 Basements and Lightwells

Camden Planning Guidance 2011: CPG6 Amenity, CPG7: Transport

Camden Square Conservation Area Statement (March 2011)

Emerging Planning Policy

D1 – Design;
D2 – Heritage.

6. Assessment

6.1 The main issues to consider in this case are as follows:

- Principle of demolition and land use;
- Design and heritage;
- Impact on the amenity of adjoining occupiers;
- Standard of accommodation;
- Sustainability;
- Highways and transport;
- Basement;
- Planning Obligations.

Principle of demolition and land use

6.2 The principle of demolition of the site was established as part of the permission for 2014/3907/P, however the site's demolition would only be considered acceptable subject to the submission of suitable justification in support of the eventual planning application. It should not be assumed that its demolition is considered acceptable purely on the basis of the previous permission.

6.3 Housing is regarded as the priority land-use of the Local Development Framework, and the Council will make housing its top priority when considering the future of unused and underused land and buildings. The proposed development of the site for residential purposes is welcomed in accordance with policy DP2. The proposed size of the dwelling of two bedrooms is considered appropriate considering the prevailing context of the site which characterised by two and three bedroom dwellings.

Design and heritage

6.4 It is acknowledged that the principle of demolition of the existing buildings on the site, with the associated rebuilding of the street-facing gable, has been established through a previous grant of planning permission (2014/3907/P). This was considered acceptable due to the building's poor condition; the rear and flank elevations having suffered from subsidence caused by a large tree in the garden to the rear and the front elevation requiring extensive works to stabilise the existing fabric, including underpinning and the strapping back of brickwork to the new structure behind.

6.5 The existing two storey front façade of the building is of significance and makes a positive contribution to the character and appearance of the Camden Square Conservation Area. Its demolition and rebuilding in facsimile, with authentic replication of existing detailing such as the projecting brick courses to the gable and the reinstatement of the high level lifting beam was considered to lead to very minor

harm to the conservation area by virtue of the loss of patina from the existing materials and a certain degree of historic integrity that derives from the survival of this fragment of the late 19th century mews. This was considered to amount to 'less than substantial harm' under para 134 of the NPPF. Conditions were attached to the grant of planning permission requiring 1:5 section drawings of the gable and details of the proposed bricks, including bond, mortar mix and pointing style. If the current pre-application proposals are supported at application stage the same level of detail would be required.

- 6.6 With regards to the new build elements of the proposals, the previously approved development (2014/3907/P) incorporated a new two-storey element to the front elevation, adjacent to the retained gable, the first floor of which was set back from the main frontage by 745mm. A studio was proposed to part of the second floor level behind the rebuilt gable, set back by approximately 2,225mm. A roof terrace was also proposed, with the balustrade set back from the frontage by approximately 2480mm behind an area of terraced planting.
- 6.7 Subsequent to the previous application, a recent planning appeal at no.97, a site adjacent but one from the application site, is considered to be relevant to the current proposals (see 'Relevant Planning History' above). With regards to the proposals, the Planning Inspector gave weight to how development at second floor level would be perceived from houses on the other side of the street as well as from ground level views. This is considered to also be relevant in relation to no.99, and any forthcoming application should take into consideration how the proposed height, bulk, massing and form of the development would be perceived both in the context of the streetscene, but also in terms of how the development would be viewed from properties opposite. The Planning Inspector also considered that the break in the roofline, as also exists at no.99, contributes to the varied skyline and forms an integral part of the mews character. You will note that the ultimately approved application took the Inspector's comments into consideration and was ultimately granted.
- 6.8 The current proposals differ from the previously approved application on the site, now only providing a very minor set-back of the first floor element to the front elevation, and proposing to extend the second floor massing across the full width of the building.
- 6.9 The significant reduction in first floor set-back is not supported as it is considered that the current break in the roofline created between the two street-facing gable elements is a positive element in the varied roofline. While the principle of development at first floor level is considered to be acceptable, with a precedent set by the previously approved development, including a set-back at first floor level would maintain this break between the two street-facing gables at no.99 and no.99a Camden Mews, which is considered to contribute to the varied skyline and character of this part of the mews.
- 6.10 The additional bulk and massing currently proposed at second floor level, extending across the full width of the site, is not supported. This would certainly be visible from nearby properties, and possibly visible from ground level views (this has not been demonstrated within the pre-application documentation submitted). Furthermore, this arrangement necessitates the location of the amenity space

towards the front building line directly behind the parapet. This is problematic as it would result in the presence of balustrades above parapet height and behind the gable, visible from the streetscene and from nearby properties, and is not considered to be sufficiently subservient.

- 6.11 It is important for the height, bulk, massing and form of the development to integrate positively with the contextual streetscene, and form part of the subservient mews development behind the taller Camden Road houses situated to the north-west. Any massing at second floor level should read as a secondary, incidental element. It is recommended that the overall bulk and massing of the upper levels would need to be reduced for the proposals to be considered acceptable in principle.
- 6.12 Based on the elevation drawings, the principle of introducing a contrast to the finish and texture within the front elevation between the rebuilt gable and new section of façade, as per the previously approved proposals, is welcomed. Similarly, the approach to introduce a distinction between the two elements within the rear façade is also welcomed. It is recommended that a wider range of materials and detailing, beyond the use of hit and miss brickwork, are explored. Further information should be submitted to explain the architectural treatment / design evolution / approach to detailing & materials of the new build elements of the front elevation and rear elevation.

Amenity

- 6.13 Policy DP26 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which are particularly relevant to this case, include sunlight, daylight, outlook, visual privacy and overlooking.
- 6.14 As the site is 20m away from the rear windows of the hostel located at 248-250 Camden Road it would comply with the Council's amenity guidance which states that "to ensure privacy, there should normally be a minimum distance of 18m between the windows of habitable rooms of different units that directly face each other." There is an existing terrace at first floor level and the introduction of a terrace at second floor level to the front would not give rise to an increase in overlooking to surrounding properties.
- 6.15 There is currently no information presented before officers demonstrating the daylight and sunlight impact of the third storey. Whilst it is unlikely to have an impact in this regard, the applicant is encouraged to submit an overshadowing study to demonstrate the impact of the additional storey.

Standard of accommodation

- 6.16 Paragraph 26.11 of policy DP26 states that the size of a dwelling and its rooms, as well as its layout, will have an impact on the amenity of its occupiers. As such, new residential units must comply with the London Plan housing standards.
- 6.17 The application is for a two-bedroom, self-contained dwelling. The house would provide an acceptable standard of accommodation with an overall floorspace of

approximately 220sqm and both bedroom sizes of at least 11sqm. This is in compliance with the residential development standards set out in the London Plan standards. The house would benefit from adequate natural daylight and sunlight and have adequate amenity space.

- 6.18 In light of the above, it is considered that the proposal is considered an acceptable size. As such, the proposed units are considered to comply with the requirements of policies CS5 and DP26.

Sustainability

- 6.19 The government has removed the Code for Sustainable Homes and streamlined housing standards so that there is no longer local standards, set by Council's, connected with new housing development. As a result, the ability to assess new housing under the Code for Sustainable Homes has been removed. Whilst the Code for Sustainable homes assessment has been removed, the planning application will be assessed using policies DP22 (Promoting sustainable design and construction) and DP23 (Water) and London Plan policy 5.2 which seeks to achieve a 40% reduction in carbon emissions beyond Part L of the Building Regulations.

Highways & Transport

- 6.20 CPG6 (Amenity) and CPG7 (Transport) require 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 considered necessary to require the applicant to enter into a S106 legal agreement to secure the provision of a Construction Management Plan (CMP).
- 6.21 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. The CMP would also need to fully consider the current approvals and construction projects in the mews, taking account of, amongst other things, the proposed construction vehicle arrival/departure arrangements, road closures and impacts on pedestrian and other traffic. This is particularly pertinent given the combined level of development that could potentially commence on Camden Mews as a result of recent permissions as set out above.
- 6.22 The summary page of Development Policy DP21 states that 'the Council will expect works affecting Highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport network links and road and footway surfaces following development'. The footway directly adjacent to the site could be damaged as a direct result of the proposed works. It is highly likely that a financial contribution towards repairing the public highway will be required in this instance. The applicant should be mindful of this when an application is submitted.

- 6.23 In summary, a fully complete CMP, and a financial contribution for highway works would all be secured via Section 106 agreement.

Basement

- 6.24 Policy DP27 (Basements and lightwells) states that *"in determining the proposals for basement and other underground development, the Council will require an assessment of the scheme's impact on drainage, flooding, groundwater conditions and structural stability, where appropriate"*. Further guidance on the processes and recommendations for Basement Impact Assessments is set out within CPG4 (Basements and Lightwells, September 2013) and the associated Camden geological, hydrogeological and hydrological study 2010 (referred to below as the 'Arup report').
- 6.25 As such, any planning application for a basement development on this site would need to include a Basement Impact Assessment (BIA) which has been prepared in accordance with the processes and procedures as set out within CPG4.
- 6.26 This site is subject to a number of underground development constraints including lost rivers, surface flow and slope stability. As a result, the submitted BIA will be independently assessed by a third party to satisfy the Council and neighbouring groups that the development would not lead to any unacceptable impacts on the groundwater flows, land stability and surface flows of the area should the development be granted. Please note that the review of the BIA will be at the cost to the applicant.
- 6.27 For completeness please ensure that the report details the author's own professional qualifications. Note that CGP4 requires the following qualifications for the different elements of a BIA study or review:

Surface flow and flooding

A Hydrologist or a Civil Engineer specialising in flood risk management and surface water drainage, with either:

- The "CEng" (Chartered Engineer) qualification from the Engineering Council; or a Member of the Institution of Civil Engineers ("MICE"); or
- The "C.WEM" (Chartered Water and Environmental Manager) qualification from the Chartered Institution of Water and Environmental Management.

Subterranean (groundwater) flow

A Hydrogeologist with the "CGeol" (Chartered Geologist) qualification from the Geological Society of London.

Land stability

A Civil Engineer with the "CEng" (Chartered Engineer) qualification from the Engineering Council and specialising in ground engineering; or

A Member of the Institution of Civil Engineers ("MICE") and a Geotechnical Specialist as defined by the Site Investigation Steering Group with demonstrable evidence that the assessments have been made by them in conjunction with an Engineering Geologist with the "CGeol" (Chartered Geologist) qualification from the Geological Society of London.

- 6.28 Attached with this pre-application letter is Section A of the Basement Impact Assessment Audit. When you eventually submit the planning application, you will need to complete Section B which is also attached. This will allow the BIA to be audited at the earliest opportunity of the application process.

7. Conclusions

- 7.1 Officers are concerned with the currently proposed scale of the roof extension. It is considered that a reduction in scale is required to better reflect the pattern of development in the surrounding mews. The applicant is advised to consider the comments provided above to provide a more robust proposal with suitable design justification.
- 7.2 Should planning permission be granted, a Section 106 legal agreement will be required to be entered into in order to provide a Construction Management Plan as well as a highways contribution in order to mitigate against the damage caused to the public highway during construction.

8. Planning application information

- 8.1 In order to ensure your application is valid, the following information will be required to support the planning application:
- Completed and signed planning application forms for Full Planning Permission;
 - An ordnance survey based location plan at 1:1250 scale denoting the application site in red;
 - Floor plans at a scale of 1:50 labelled 'existing' and 'proposed';
 - Roof plans at a scale of 1:50 labelled 'existing' and 'proposed';
 - Elevation drawings at a scale of 1:50 labelled 'existing' and 'proposed';
 - Section drawings at a scale of 1:50 labelled 'existing' and 'proposed';
 - Design and Access Statement;
 - Heritage Statement;
 - Daylight Shadowing Study;
 - The appropriate fee – £385;
 - Please see [supporting information for planning applications](#) for more information.
- 8.2 We are legally required to consult on applications with individuals who may be affected by the proposals. We would notify neighbours by putting up a notice on each of the proposed sites. The Council must allow 21 days from the consultation start date for responses to be received.

- 8.3 A planning application would need to be decided at the Development Control Committee in the event of a positive recommendation by Officers. This is due to the proposal involving the complete demolition of a positive contributor in a conservation area.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Ian Gracie (0207 974 2507)

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Ian Gracie

Planning Officer
Planning Solutions Team

APPENDIX 2

1

Date: 26/07/2017
Our ref: 2017/2629/PRE
Contact: Laura Hazelton
Direct line: 020 7974 1017
Email: laura.hazelton@camden.gov.uk

Muireann Murphy
Nicholas Taylor & Associates
31 Windmill Street
London
W1T 2JN

By email

Dear Muireann,

Re: 99 Camden Mews, NW1

Thank you for submitting a pre-planning application enquiry for the above property which was received on 05/05/2017 together with the required fee of £480.00.

1. Drawings and documents

0316/CM/304, 0316/CM/305, 0316/CM/306, 0316/CM/114, 0316/CM/202-1, 0316/CM/210, 0316/CM/211, 0316/CM/212, 0316/CM/310, 0316/CM/311, 0316/CM/111, 0316/CM/112, 0316/CM/113, and 'Second Pre-Application Statement' dated May 2017.

Updated drawings and design statement were received on 13/06/2017.

2. Proposal

Erection of 3 storey dwellinghouse (follow up from pre-application reference 2016/6849/PRE).

3. Relevant policies and guidance

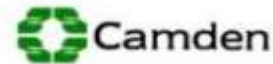
[National Planning Policy Framework 2012](#)

[The London Plan March 2016](#)

[Camden Local Plan 2017](#)

Policy H3 (Protecting existing homes)
Policy H6 (Housing choice and mix)
Policy H7 (Large and small Homes)
Policy A1 (Managing the impact of development)
Policy A4 (Noise and vibration)
Policy CC1 (Climate change mitigation)
Policy T1 (Prioritising walking, cycling and public transport)
Policy T2 (Parking and car-free development)
Policy T4 (Sustainable movement of goods and materials)
Policy DM1 (Delivery and monitoring)

[Camden Planning Guidance](#)



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CPG1 (Design) 2015
CPG2 (Housing) 2016
CPG3 (Sustainability) 2015
CPG6 (Amenity) 2011
CPG7 (Transport) 2011
CPG8 (Planning obligations) 2015

[Camden Square Conservation Area Statement 2011](#)

4. Background

Planning permission was previously granted on 06/07/2015 for the demolition of the existing building on the application site and the erection of a 3 storey residential building comprising 2 bedrooms and artist studio (reference 2014/3907/P). Following this, a pre-application enquiry was submitted to explore alternative design options for a 3 storey residential building with basement (2016/6849/PRE). The majority of the considerations discussed in the previous pre-application report are still relevant and should be read alongside this report.

Following on from the formal pre-application feedback issued on 20/02/2017 (2016/6849/PRE), informal discussions were held between the Council's Conservation Officer, Sarah Freeman, and the applicant to discuss a way forward for developing the site. The applicant was strongly encouraged to explore a reduction in the bulk and massing of the proposed extension at second floor level, and to consider a new design approach to the new infill element adjacent to the facsimile reconstruction of the section of the elevation topped by the street-facing gable. Detailed recommendations included exploring ways to break up the roofline/parapet to retain the prominence of the gable and the varied skyline and character of this section of the mews, and to introduce interest and depth into the elevation. Some early encouragement was given regarding the new design approach presented ahead of the current pre-application submission, although it was stressed that this was informal officer advice and that further design discussions and assessment would be undertaken as part of the pre-application process.

5. Assessment

The principle considerations in the assessment of this application are as follows:

- Principle of demolition and land use;
- Design and heritage;
- Impact on the amenity of adjoining occupiers;
- Standard of accommodation;
- Sustainability; and
- Highways and transport.

6. Principle of demolition and land use

Discussed in detail in previous pre-application report (ref: 2016/6849/PRE).

7. Design and heritage

Following the submission of the current application, a meeting was held at the Council's offices on 02/06/2017 to discuss the proposals. The fact that no Design & Access Statement had been submitted to support the proposals was of concern, and was relayed to the applicant. General feedback was given that the reduction of the massing at second floor level

was welcomed, as was the principle of setting back the main building line of the infill section, helping to maintain the prominence of the two street-facing gables, with the incorporation of a projecting bay/oriel window at first floor level. However, concerns were raised regarding the amount of glazing proposed within the building and the need for further detail to be provided to support the proposals, including details of proposed materials.

Following this meeting, the proposals were taken to the Council's Internal Design Review, where they were reviewed by other Design Officers and team leaders. The emerging scheme was not received positively, and it was considered that the submission had failed to provide convincing evidence to support the proposals or demonstrate that they would deliver the required quality for such a development in this constrained location, and therefore not meet the objectives of policies CS14, DP24 and DP25 (now superseded by policies D1 and D2 of the Camden Local Plan 2017).

Concerns were raised that the proposed scale and massing were considered to be excessive for the site and the proposal for the additional floor to extend across the whole site was not supported. The lack of design precedents or supporting information to demonstrate a strong design rationale was of concern. It was felt that there was not sufficient justification or evidence provided to overcome their significant concerns about the additional storey spanning the full width of the site and it was not felt to have been sufficiently demonstrated that the pre-application proposals represent an overall improvement to the previously approved scheme. Notwithstanding the concerns about the additional storey, there were also concerns raised regarding the architectural treatment to the glazed top storey, given the fact that the neither of the architectural approaches to the rebuilt brick gable and contemporary infill would be translated to the top storey.

The projecting 1st floor square bay with the square window was considered to be a shapeless, overly simplistic form that doesn't respond to the delicate character of the rebuilt historic element. It was considered excessively large and not subordinate to the host building, and the fact that it extends to the parapet height in order to mask the top storey felt contrived.

However, it was felt that the materials for the main set back elevation of the new infill element could be acceptable, but concerns were raised about the grey palette and how that would sit within the surrounding context. Again, further evidence regarding the texture and quality of the proposed material, and information regarding the design evolution and reasoning behind the choice of materials would be helpful in this respect.

Following this feedback, it is strongly recommended that the design approach should be reconsidered in line with the above. Regardless of how you choose to proceed, it is recommended that the proposals should be taken to our independent Design Review Panel. Members of our planning committee will expect new build schemes on such sensitive sites to have been through this process. We would recommend a full review, or at least a chair review. A 2 week lead in would be required, and the next available dates are: 4th August, 8th September, 6th October.

8. Impact on the amenity of adjoining occupiers

Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission for development that does not cause harm to amenity. Factors to consider, and which are particularly relevant to this case, include sunlight, daylight, outlook, visual privacy and overlooking.

The scale and bulk of the proposed development is similar to the previous pre-application scheme; therefore the comments are still considered applicable. Of note, it is recommended

that an overshadowing study is completed to ensure the additional storey would not cause harm to the amenity of neighbouring properties.

9. Standard of accommodation

Although the previously proposed basement floor has been removed from the current proposals, it would still provide a high standard of residential accommodation and the overall floorspace would comfortably exceed the DCLG's nationally described space standard of 108sqm for a 3 storey, 3 bedroom/6 person property.

10. Sustainability

Camden Council requires all development to minimise the effects of climate change and encourages all developments to meet the highest feasible environmental standards during construction and occupation. Policies CC1 (climate change mitigation), CC3 (Water and flooding), CC4 (air quality), CC5 (waste) and CPG6 (sustainability) provide detailed guidance and sets out how all developments are expected to reduce their carbon dioxide emissions by following the steps in the energy hierarchy (be lean, be clean, be green) to reduce energy consumption.

All new residential development will also be required to demonstrate a 19% CO2 reduction below Part L 2013 Building Regulations (in addition to any requirements for renewable energy). This can be demonstrated through an energy statement or sustainability statement.

All proposals for substantial demolition and reconstruction should be fully justified in terms of the optimisation of resources and energy use, in comparison with the existing building. Where the demolition of a building cannot be avoided, we will expect developments to divert 85% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. We will also require developments to consider the specification of materials and construction processes with low embodied carbon content (Policy CC1, para 8.17).

We will expect all developments, whether for refurbishment or redevelopment, to optimise resource efficiency by:

- reducing waste;
- reducing energy and water use during construction;
- minimising materials required;
- using materials with low embodied carbon content; and
- enabling low energy and water demands once the building is in use.

11. Transport impacts

The previous pre-application comments are still applicable. Although a basement is no longer proposed, a construction management plan and highways contribution would still be required to be secured via S106 legal agreement due to the constrained nature of the site.

Please note that policy DP21 has been replaced by policy A1 of the Camden Local Plan 2017 (paragraphs 6.8 – 6.11 relate to highways impacts and paragraphs 6.12 – 6.18 discuss construction management plans).

12. Conclusion

There are still concerns regarding the massing and detailed design of the proposed building. It is recommended that the proposals are further refined to incorporate the comments above, and that the proposal is taken to the independent Design Review Panel.

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document please do not hesitate to contact Laura Hazelton on the number above.

Thank you for using Camden's pre-application advice service.

Yours sincerely,

Laura Hazelton

Planning Officer
Planning Solutions Team

APPENDIX 3



NICHOLAS TAYLOR + ASSOCIATES
TOWN PLANNING CONSULTANTS

31 Windmill Street, London W1T 2JN
T. 020 7636 3961
F. 020 7636 8131
E. info@ntaplanning.co.uk
W. www.ntaplanning.co.uk

10 August 2017

Our Reference: 697

Dear Resident,

PROPOSED REDEVELOPMENT OF 99 CAMDEN MEWS

We act for the owners of the property located at 99 Camden Mews.

The owners want to demolish the existing building and replace with a modern-design residential dwelling. The existing owners will continue to reside in the new dwelling.

We have strived to design the replacement unit to respect the existing houses in Camden Mews. Therefore, the levels of daylight and sunlight received by the existing residents and the outlook that would be enjoyed by them after the new home is completed forms an important element of the initial design stages. We have prepared a draft scheme which has been discussed with Camden Council. The initial response has been quite positive.

Before submitting a formal planning application to Camden Council later this year, we want to show local residents what we are proposing for the site and to gain local views on the scheme.

Following detailed analysis and appraisal, the scheme has evolved to ensure the new build form maintains the mew's scale, respects the integrity of existing structures, whilst adding visual interest and variety.



Camden Council has approved the above scheme for 99 Camden Mews. This has not been built.

We have taken inspiration from the previously approved scheme for 99 Camden Mews and recently approved schemes elsewhere in the mews. In each of these schemes the recessed elements actually expose the roof storey to eye level view in contradiction with the objective of maintaining the visible Mews scale. Therefore, the top story of the proposed design is significantly stepped back from the front building line.

Below are a number of existing and proposed images which outline the development.



Existing view (L) and Proposed view (R) of the new home as viewed from Camden Mews.



Existing view (L) and Proposed view (R) of the new home as viewed from the rear garden of the hostel at 248-250 Camden Road.

I therefore invite you to forward me your thoughts, comments and concerns regarding the scheme to mm@ntaplanning.co.uk. Alternatively, please feel free to telephone me at 020 7636 3961 where I am on hand to talk you through the proposals and answer any questions. If you would like me to come and explain the scheme on site I am happy to do so. It would be extremely helpful if you could forward any comments by 21st August 2017.

Yours sincerely,

MUIREANN MURPHY

PLANNER NICHOLAS TAYLOR + ASSOCIATES