



Date: 26/07/2017
Our ref: 2017/2629/PRE
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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](#)

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