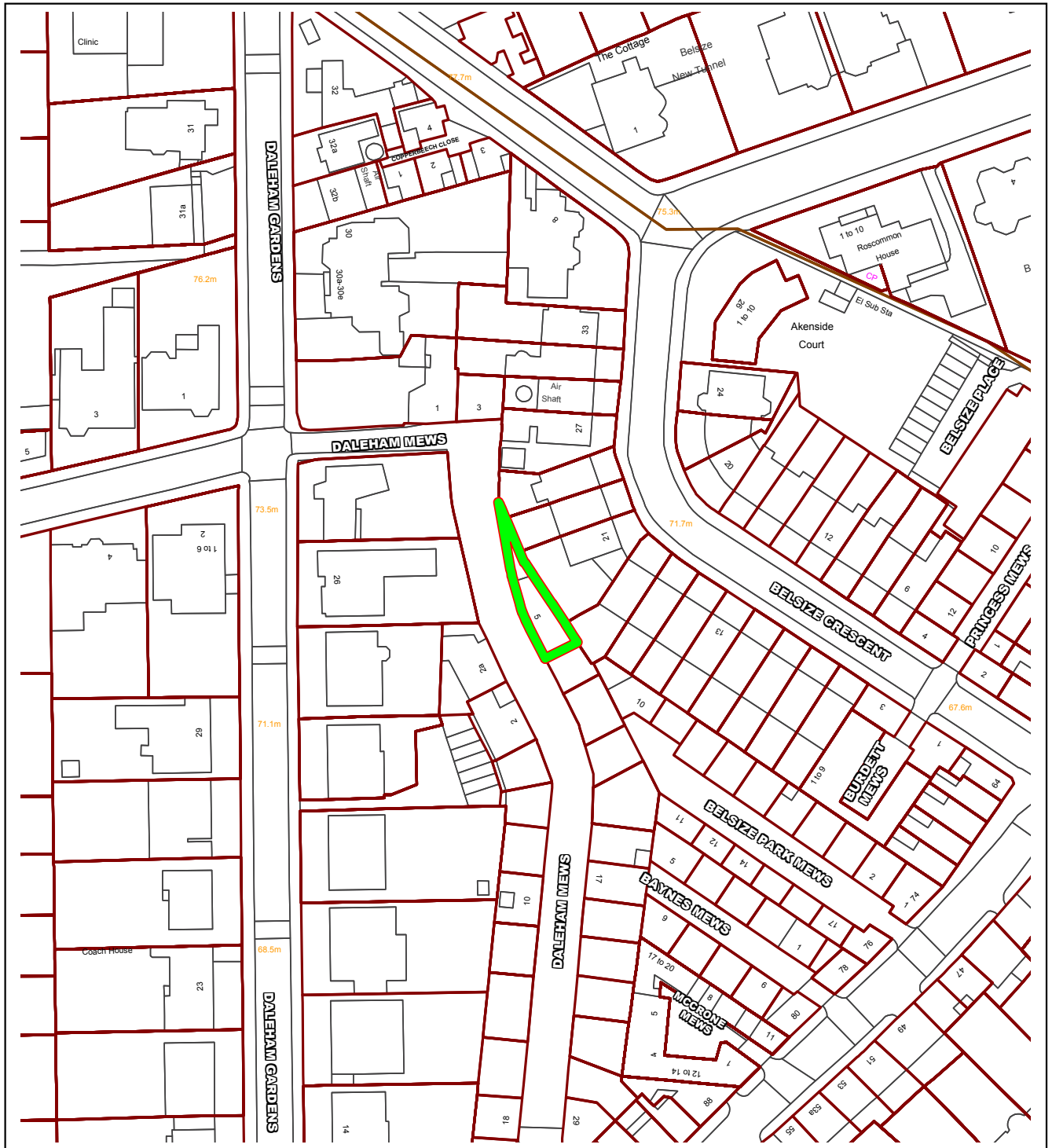


# 2017/2157/P 5 Daleham Mews NW3 5DB



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1. Front elevation of 5 Daleham Mews



2. Front elevation of 5 Daleham Mews



3. Daleham Mews (number 5 in the foreground)



4. The rear of 5 Daleham Mews as seen from 19 Belsize Crescent



<b>Delegated Report</b> <b>(Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	
		N/A / attached		<b>04/09/2017</b>	
				<b>Consultation Expiry Date:</b>	
				<b>09/06/2017</b>	
<b>Officer</b>			<b>Application Number(s)</b>		
Evelyn Jones			2017/2157/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
5 Daleham Mews London NW3 5DB			See draft decision notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Conversion of existing garage to habitable living space with associated external alterations plus erection of 1 <sup>st</sup> floor rear extension to existing dwellinghouse (Class C3).					
<b>Recommendation:</b>		<b>Grant Planning Permission</b>			
<b>Application Type:</b>		<b>Householder Application</b>			
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>			
<b>Informatives:</b>					
<b>Consultations</b>					
<b>Adjoining Occupiers:</b>		No. of responses		<b>02</b>	No. of objections
					<b>02</b>
<b>Summary of consultation responses</b>		<p><u>Multiple Site notices erected: 19/05/2017 expiring 09/06/2017</u></p> <p><u>Press notice published: 18/05/2017 expiring 08/06/2017</u></p> <p>Two responses were received from the owner/occupiers of 19A and 13 Belsize Crescent stating the following points:</p> <ul style="list-style-type: none"> <li>• Removing the garage doors would not enhance the character of the conservation area</li> <li>• It should not be encouraged to embellish a non-conforming building</li> <li>• Any build towards Belsize Crescent should be refused</li> <li>• The overbuilt building will be larger and even more intrusive than it already is</li> <li>• Obscure glazing must be used for the windows to the rear</li> <li>• Anything proposed that would worsen the existing overlooking from the rear should be refused</li> <li>• If the garage is to be lost from the property the application should be conditioned to be car-free</li> </ul>			

	<p><i>Officer comments:</i>  <i>The applicant amended the drawings to get the proposal to look similar to the existing garage door to reduce the impact of the proposal on the appearance of the property</i>  <i>Design issues are addressed in paragraphs 4.2 – 4.6</i>  <i>Amenity issues are addressed in paragraphs 5.2 -5.4</i>  <i>Car-free development is addressed in paragraph 3.1</i></p>
<b>CAAC/Local Resident's Groups</b>	<p><u>Belsize CAAC</u></p> <ul style="list-style-type: none"> <li>Object to the loss of the garage door and the scale and number of new perforations to the Mews elevation and subsequent loss of mass and unity to this façade.</li> </ul> <p><u>Belsize Resident's Association</u></p> <ul style="list-style-type: none"> <li>The application has not been accompanied by a design and access statement which is a requirement in conservation areas</li> </ul> <p><i>Officer comments:</i>  <i>The applicant amended the drawings to get the proposal to look similar to the existing garage door to reduce the impact of the proposal on the appearance of the property</i></p> <p><i>The applicant is supplemented by a design and access statement as is a validation requirement for applications in conservation areas.</i></p>

## Site Description

The application site is 5 Daleham Mews which is a three storey mews property situated on the east side of Daleham Mews. The property is a single family dwelling house in residential use (Class C3) located in a predominantly residential area.

The application site is within the Belsize Conservation Area. The property is not listed, but has been identified as making a positive contribution to the conservation area.

## Relevant History

**9005203-** Retention of timber post trellis fence and parapet to single storey side addition as shown on drawing no 44-22-09L. **Granted 19/12/1990**

**8700923** - Rebuilding of terrace wall at first floor level as shown on drawing no. 44-132-09K. revised on 13th October 1987. **Granted 13/01/1988**

**8600800** - Elevational changes to doors and windows including two new dormer windows at the front and rear as shown on drawings No.44-132-01 - 04 inclusive. **Granted 13/08/1986**

**8502045** - Change of use and works of conversion to form two mews houses including the erection of a mansard roof over the existing single-storey garage and other alterations as shown on drawing nos. 834/1 2 3b 4 4FA 5B and 6. revised on 28th January and 7th February 1986. **Refused 19/03/1986**

## Relevant policies

**National Planning Policy Framework (2012)**

**The London Plan 2016**

**London Borough of Camden Local Plan 2017.**

A1 Managing the impact of development

D1 Design

D2 Heritage

T2 Car-free development and limiting the availability of parking

## **Camden Planning Guidance**

CPG1 Design (2015)

CPG6 Amenity (2011)

## **Belsize Conservation Area Statement 2002**

### **Assessment**

#### **1.0 Proposal**

1.1 The applicant seeks permission for the following:

- Convert the existing garage into a habitable room with associated external alterations
- Replacement of ground floor front elevation windows with larger timber windows, the lowering of the existing sills and addition of a new window at first floor level
- Add new slate tiles to the existing mansard roof extension and repaint the existing dormer windows
- The addition of a new 1<sup>st</sup> floor bay window for a staircase landing to the rear elevation of the property
- Four new roof lights to the existing first floor terrace

#### **1.2 Amendments**

The applicant has amended the drawings following officer advice. The drawings originally proposed two new windows and a new door in place of the existing garage door and windows with sills lowered to the ground. The application now comprises fenestration which is similar to the existing front elevation of the property.

#### **2.0 Assessment**

2.1 The main planning considerations in the assessment of this application are:

- Land use (the loss of the garage)
- Design (the impact on the character of the host property as well as that of the Belsize Conservation Area)
- Amenity (the impact on the amenity of adjoining occupiers)

#### **3.0 Land use**

3.1 The proposal seeks to convert the existing garage into a habitable room within the existing property increasing the habitable space without an increase of the overall footprint. The development would lead to a loss of an off-street covered parking space. However, the development does not involve the creation of an additional residential unit and, as the occupier already has access to on-street parking permits, existing potential demand for off-street parking would remain unchanged. The garage is not currently used for the purposes of parking and has not been for some time; occupiers of this property and neighbouring ones park in the mews and therefore there would be no additional on-street parking as a result of the development.

#### **4.0 Design and Conservation**

4.1 The Council's design policies are aimed at achieving the highest quality design in all developments. Policy D1 states that developments should consider the character, setting, context and form and scale of neighbouring buildings and the quality of materials to be used. Policy D2 states that within conservation areas, the Council will only grant permission for development that 'preserves and enhances' its established character and appearance.

4.2 Within CPG1, it is stated that alterations should always take into account the character and design of the property and its surroundings. The proposal to convert the garage to a habitable room would fulfil this requirement

as the garage door would be replaced with brown timber slats in front of glazing to replicate the look of the existing garage door and would create the illusion that the garage has been retained. This would therefore maintain the existing façade of the front elevation of the property not detract from the character and appearance of the host property and wider Belsize Conservation Area.

4.3 The alterations proposed to the existing windows to the front elevation are considered minor in scale. The application includes the enlargement of the ground floor windows by increasing the depth by 0.4m and the addition of one window to the first floor is considered acceptable in design terms. The new windows would match the existing at the property and would be in keeping with the traditional timber windows that are a consistent feature of Daleham Mews.

4.4 The alterations to the roof are welcomed as the use of traditional slate tiles would be more in keeping with the character and appearance of the mews and the Belsize Conservation Area. While the top of the roof would remain lead clad, this wouldn't be easily visible from public or private views as the majority of the roof that would be visible would be clad in slate tiles. This alteration, along with the painting of the existing dormer windows, is considered acceptable and would be seen to preserve and enhance the character and appearance of the host property and Belsize Conservation Areas.

4.5 The proposed first floor extension to the rear would project 0.9m from the existing rear wall infilling an existing lightwell and include a new rear window to match those existing on the rear elevation. The extension is considered minimal would not be visible from the public realm, the render would match the existing property and the extension is considered subservient to the main host property.

4.6 The proposed rooflights to the existing first floor terrace are considered acceptable in this instance. The rooflights would not be visible from public or private views and would allow natural light into the ground floor of the property following the infilling of the existing lightwell. The rooflights would not detract from the property nor the wider conservation area and are therefore acceptable in principle.

4.7 In the context of the surrounding area, the alterations to the property would not be considered to harm the host property, would be in keeping with the surrounding area and would not cause undue harm to the character and appearance of the Belsize conservation area; thereby compliant with policies D1 and D2.

4.8 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

## **5.0 Amenity**

5.1 Policy A1 seeks to ensure residential amenity of neighbouring properties is protected, particularly with regard to light, outlook and privacy.

5.2 The majority of alterations including this application are considered to have no amenity impacts on neighbouring properties as they are minor changes to the front façade and roof of the property.

5.3 The first floor rear extension proposes a new rear window to replace the existing. While this window would be marginally larger than the existing and 0.9m closer to the boundary wall, it is considered that there would be no harmful increase in levels of overlooking as a result of the development, given its purpose as a non-habitable staircase landing, the number of existing windows to the rear of the property and the 11.6m separation between the subject site and the closest neighbouring property to the rear (19 Belsize Crescent).

5.4 The position of the extension to the rear of the property with its modest size and scale is not considered to have a significant impact on levels of light received by neighbouring properties or affect the outlook of the neighbouring properties in Belsize Crescent and is therefore in general accordance with policy A1.

## **6.0 Conclusion**

6.1 Grant Conditional Planning Permission

**DISCLAIMER**

*The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30<sup>th</sup> October 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](http://www.camden.gov.uk) and search for 'Members Briefing'.*



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Geraghty Taylor Architects  
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London  
SE1 1UN

Application Ref: **2017/2157/P**  
Please ask for: **Evelyn Jones**  
Telephone: 020 7974 **2783**

24 October 2017

**DRAFT**

Dear Sir/Madam

## **DECISION**

Town and Country Planning Act 1990 (as amended)

### **Householder Application Granted**

Address:  
**5 Daleham Mews  
London  
NW3 5DB**

**DECISION**

#### **Proposal:**

Conversion of existing garage to habitable living space with associated external alterations plus erection of 1st floor rear extension to existing dwellinghouse (Class C3).

Drawing Nos: P17001-GTA-00-XX-DR-A-02300 02, P17001-GTA-00-CC-DR-A-02302 02, P17001-GTA-00-XX-DR-A-02402 02, P17001-GTA-00-XX-DR-A-02400 02, P17001-GTA-00-00-DR-A-02101 02, P17001-GTA-00-ZZ-DR-A-02200 02, P17001-GTA-00-00-DR-A-02100 02, P17001-GTA-00-ZZ-DR-A-02200 03, P17001-GTA-00-XX-DR-A-020404 04, P17001-GTA-00-XX-DR-A-02405 02, P17001-GTA-00-ZZ-DR-A-02202 04, P17001-GT-00-XX-SC-A-02500

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.

Executive Director Supporting Communities



Reason: In order to comply with the provisions of Section 91 of the Town and 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans  
P17001-GTA-00-XX-DR-A-02300 02, P17001-GTA-00-CC-DR-A-02302 02,  
P17001-GTA-00-XX-DR-A-02402 02, P17001-GTA-00-XX-DR-A-02400 02,  
P17001-GTA-00-00-DR-A-02101 02, P17001-GTA-00-ZZ-DR-A-02200 02,  
P17001-GTA-00-00-DR-A-02100 02, P17001-GTA-00-ZZ-DR-A-02200 03,  
P17001-GTA-00-XX-DR-A-020404 04, P17001-GTA-00-XX-DR-A-02405 02,  
P17001-GTA-00-ZZ-DR-A-02202 04, P17001-GT-00-XX-SC-A-02500

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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

**DRAFT**

**DECISION**