
17 Belsize Park Mews

Planning Statement





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1. Introduction

- 1.1 This statement has been prepared in support of a full planning application at 17 Belsize Park Mews, London, NW3 5BL.
- 1.2 This application seeks planning permission for alterations to the front elevation of the building and insertion of two new roof lights.
- 1.3 This report has been prepared following an examination of the site and surroundings, research into the planning history of the property and an examination of relevant policy documents.
- 1.4 This statement provides the background information on the site and an assessment of the proposals, in relation to planning policy and other material considerations and is set out under the following sections:
- **Section 2** outlines the site and its context within the surrounding area
 - **Section 3** describes the proposals
 - **Section 4** sets out the relevant planning policy context
 - **Section 5** examines the main planning considerations
 - **Section 6** draws our conclusions in respect of the proposals

2. Site and Surroundings

- 2.1 17 Belsize Park Mews is terraced two storey traditional 1960's mews building, which can be accessed directly of Belsize Lane.
- 2.2 Belsize Park Mews is located within the sub area of Belsize Village within the Belsize Conservation Area.



- 2.3 The surrounding area is predominantly residential and the site lies parallel to Baynes Mews which can also be accessed from Belsize Lane.
- 2.4 Belsize Park Mews underwent a complete redevelopment in 1961 which saw all 14 houses along the street be redeveloped, losing some of the original features of the mews buildings.
- 2.5 The PTAL assessment for the site is 4, with Hampstead Station just 0.7 miles from the site.
- 2.6 There is no relevant planning history on the site.

3. Proposals

- 3.1 The proposals seek to make alterations to the front elevation of the mews building, installing two new rooflights and restoring some of the original features of the mews.
- 3.2 The alterations to the front façade of the mews incorporate pale brickwork to replace the existing 1960's façade.
- 3.3 Ground floor louvred Corten shutters are proposed to create the large ground floor openings traditionally found in mews building and a dominant feature of the streetscape along Belsize Park Mews.
- 3.4 The proposal retains one of the existing rooflights and inserts two new rooflights.
- 3.5 A new front entrance is proposed to be constructed from solid Iroko timber and conceal a bin store to the front of the property.
- 3.6 Small vertically proportioned windows to the upper floors will replace the existing single glazed timber framed windows.



Existing Front Elevation



Proposed Front Elevation

4. Planning Considerations

4.1 This section outlines the relevant national and local planning policies against which the proposals are considered.

National Planning Policy Framework (2012)

4.2 The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and is a material consideration in determining planning applications.

4.3 Paragraph 58 seeks to optimise a sites ability to accommodate development, and whilst requiring development to respond to its context, seeks to ensure this does not prevent innovation.

Local and Regional Policy

4.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise.

4.5 In this case the development plan comprises;

- The London Plan (as amended 2016)
- The Camden Local Plan (2017)
- Camden Supplementary Planning Guidance - Design SPG (2016)
- Camden Supplementary Planning Guidance – Housing SPG (2016)
- Belsize Conservation Area Statement (2003)

4.6 There are three main areas which must be considered in determining this application, and they are dealt with below in this order:

- Design
- Impact on Conservation Area
- Impact on Residential Amenity

Design

- 4.7 The proposals seek to alter the front elevation of the mews building including the installation of ground floor louvred shutters, application of pale brickwork, high level double glazing windows to the upper floor and insertion of two new rooflights.
- 4.8 As part of the redesign of the mews building, it is proposed to convert the garage store into a more habitable space for the single-family dwelling. This does not require planning permission per the view taken in the officer report for the front elevation changes to 9 Belsize Park Mews in 2007.
- 4.9 The officer report for application ref: 2007/1872/P at 9 Belsize Park Mews for '*alterations to the front elevation at ground and first floor level (including erection of infill extension at front ground floor level) and conversion of integral garage to habitable floorspace, in connection with the single-family dwellinghouse*'. found that the "*there are no conditions to retain the use of the garage and the change into habitable space does not require the Council's consent*". We have taken the view from this report that the conversion of the internal garage to habitable floorspace does not require consent from the Council and as such will not be discussed as part of this application.
- 4.10 The proposed ground floor corten louvred shutters seek to emulate the large ground floor openings which retain the original vertically boarded garage doors found in traditional mews building. This is outlined as a key feature of the Belsize Mews buildings in the Belsize Conservation Area Statement (2002).
- 4.11 The proposal incorporates high level clerestory windows above large ground floor openings as seen along Belsize's mews streets.
- 4.12 Corten provides a high quality and more durable solution to traditional timber garage doors and meets the requirements as set out in the Camden Design Guidance (2016) which states '*materials for alterations should weather well, so their ageing process contributes positively to the character of the building, and the site's wider context*'.



Existing front elevation



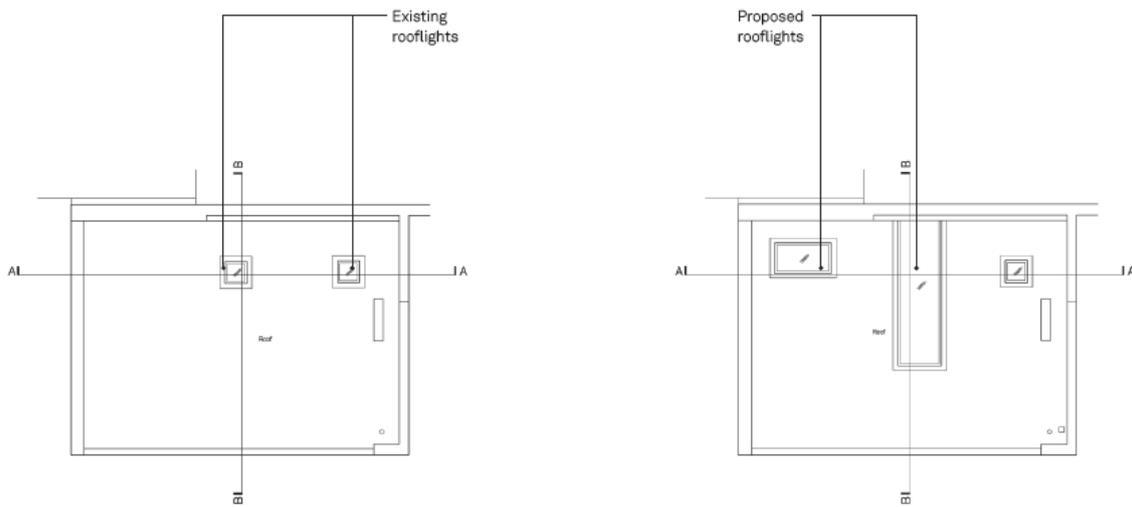
Proposed front elevation

- 4.13 The alterations to the brickwork are considered to be in keeping with traditional mews buildings on the street and improvement over the materiality of the existing 1960's façade. The Belsize Conservation Area Statement (2002) states that the two storey mews terraces are built generally 'in London stock brick, with red brick detailing'. Whilst the proposals do not propose London stock brick, is considered to be vast improvement of the existing façade. The proposed alterations include a lighter colour brick which as stated in the design and access statement, 'complements the hues of the corten'.
- 4.14 The removal of the single glaze timber framed windows with aluminium frames on double glazing is considered to be in-keeping with series of mews building on Belsize Park Mews which contain dominant upper floor windows which are generally small and vertically-proportioned windows.
- 4.15 Currently waste and refuse storage is in the form of wheelie /static bins located at the front of properties along the mews. This proposal incorporates an iroko timber clad bin store which conceals and secures the unsightly refuse bins.
- 4.16 The supplementary planning guidance 'CPG1 – Design Guidance' (2016) states that 'alterations should always take into account the character and design of the property and its surroundings'. The proposals as illustrated in the image below seek to complement the dominant streetscape and will be vast improvement on the existing front façade.
- 4.17 Given that the mews is from the 1960's, with variety seen in each building, the contemporary approach to the design is considered to be acceptable and appropriate, the detailing is considered to respond in a way that respects character and appearance of the street and wider Conservation Area.



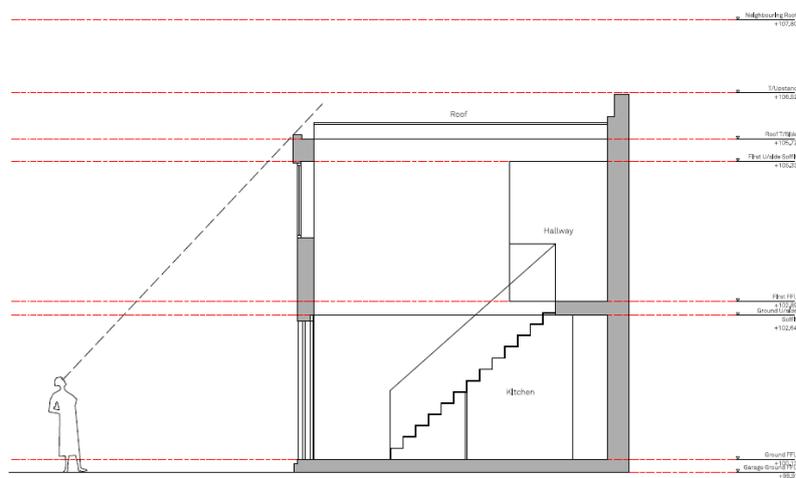
Belsize Parks Mews Elevation





Existing and Proposed Roof Plans

- 4.18 The plans above illustrate the proposed two new rooflights to the property. The new rooflights will not be visible from street level.
- 4.19 The new rooflights will increase the natural daylight to the hallway leading from the lounge to the first floor and to the first floor bathroom.



Proposed Section BB

Impact on the Conservation Area

- 4.20 As outlined above, the main design principles for the proposals seek to respond to the traditional features of mews buildings found along Belsize Park Mews and
- 4.21 The Belsize Conservation Area Statement (2002) in reference to the Belsize Village sub-area states that 'the properties are generally uniform in their simple elevational treatment providing a rhythm and consistency to the terrace.'
- 4.22 Policy D2 of the Camden Local Plan (2017) states that the Council will 'require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area'.
- 4.23 Belsize Park Mews is a 1960's mews and as such does not contribute positively to the significance of the conservation area, its character or appearance apart from the fact that it is an intimate mews. It is effectively neutral in its contribution. The approach is to provide a façade that is a contemporary interpretation of a mews, as opposed to a pastiche copy.
- 4.24 The proposed louvred shutters successfully maintain the aesthetic nature of the traditional mews house. The large ground floor opening is a key feature and can be found along the streetscape on Belsize Park mews. The fact that the property will still continue to be seen very much as a mews building means that the significance of the Conservation Area is not harmed.
- 4.25 The alterations to the front elevation of the application site are considered to preserve and enhance the character and appearance of the host building, the rest of the mews along Belsize Park Mews and the surrounding Conservation Area.

Impact on Residential Amenity

- 4.26 The proposed 45 ° Corten Steel louvred shutters allow increased daylighting to living area to be on the ground floor of the property fronting onto the street.
- 4.27 The Camden Housing SPG (2016) states that 'new development, extensions, alterations and conversions should not subject neighbours to unacceptable noise disturbance, overlooking or loss of security'. The shutters design allows for the building to open out onto the street in warmer weather whilst also providing an additional element of security.
- 4.28 The Camden Housing SPG (2016) states that 'residential developments should maximise sunlight and daylight, both within the new development and to neighbouring properties whilst minimising overshadowing or blocking of light to adjoining properties'. The proposals meet the requirements set out in the housing guidance. The design of the louvres protects from overlooking whilst maintaining good levels of daylight and sunlight within the habitual room on the ground floor.

- 4.29 Due to the nature of the alterations, it is not considered that they will adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, visual bulk or sense of enclosure and therefore the proposal is consistent with local policies and guidance.
- 4.30 The proposals will lead to no change in outlook compared to the existing front elevations.

5. Conclusion

- 5.1 The proposals seek permission for alterations to the front elevation of the mews building and insertion of two new rooflights at 17 Belsize Park Mews, NW3 5BL.
- 5.2 The alterations to the front elevation are considered to preserve and enhance the character and appearance of the host building, the rest of the mews along Belsize Park Mews and the surrounding Conservation Area.
- 5.3 The scheme therefore complies with the Borough's adopted policies and guidance and should be afforded consent without delay