

Planning and Heritage Statement

Proposed Fenestration Alterations to Rear
and Installation of Conservation Rooflights
21 St Paul's Mews, London, NW1 9TZ



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Executive Summary

The application seeks a number of minor, high quality alterations to 21 St. Paul's Mews. The alterations have had full regard to the comments received in respect of the previously withdrawn application, the relevant planning policies and guidance and, importantly, the significant number of precedents along the remainder of the mews.

The proposed changes respect the host building and the character and appearance of the conservation area, whilst improving the condition of the property and creating additional living accommodation.

The proposals are entirely acceptable and planning permission should be forthcoming.

1. Introduction

- 1.1. This Planning and Heritage Statement has been prepared on behalf of the applicant in respect of proposed alterations at 21 St Paul's Mews, London, NW1 9TZ.
- 1.2. Planning permission is sought for minor alterations to the rear fenestration and roof of the property. The application is the resubmission of a previous application (ref: 2018/0042/P) which was withdrawn in March 2018 due to concerns raised by officers, principally in relation to the proposed rear dormer. The current application has had full regard to these comments.
- 1.3. This report sets out the site context, summarises the relevant planning history and local precedents, outlines the proposals, assesses the relevant planning policy and provides justification for the proposed alterations before concluding that the proposals are in full accordance with the Development Plan.
- 1.4. This Planning and Heritage Statement should be read in conjunction with the submitted architectural drawings.

2. Site Context and Planning History

Site Context

- 2.1. 21 St Paul's Mews is a three-storey mid-terrace property located within Camden. The mews is a private, gated development, which is accessed from St Paul's Crescent from the West. The surrounding area is predominantly residential development, ranging from two to four storeys.
- 2.2. The building is not locally or statutorily listed, but it is located within the Camden Square Conservation Area at its southern edge (see Figure 1 below). St Paul's Mews has been specifically identified as making a positive contribution to the character of the conservation area.
- 2.3. St Paul's Mews is a modern mews development, constructed in the late 1980s/early 1990s. The mews is laid out in a double curve and is designed to replicate a 'parade of shops'. The houses are linked by a ground floor plinth consisting of panelled garages and entrances, with two storeys of accommodation above in brick. A significant number of the mews houses have been the subject of minor external alteration, particularly at the rear.
- 2.4. The windows and doors on the rear façade of the application property are single glazed and in a poor state of repair with areas of rot.

The building is not locally or statutorily listed, but it is located within the Camden Square Conservation Area

As significant number of the mews houses have been the subject of minor external alteration, particularly at the rear.

Figure 1 - Site Location



Source: Camden Square Proposals Map

Site Specific Planning History

- 2.5. There has been one recent planning application in respect of the application site:
 - **2018/0042/P** was **WITHDRAWN** in **March 2018**, for the installation of 2 no. dormers on rear roof slope, the installation of 2 no. roof lights on front roof slope, alterations to the rear elevation including replacement of existing doors with slimline sliding doors at ground and first floor, replacement of existing window with aluminium windows on second floor and alterations to existing balustrade on the first floor.
- 2.6. This application was withdrawn following concerns raised by officers, particularly in relation to the rear dormer. The comments from the Officer were as follows:

"They consider the rear dormers and alterations to the rear fenestration to result in a cumulative harmful impact on the St Paul's Mews which is a unique piece of architecture designed by CZWG. We acknowledge there are three approved rear dormers within the mews. However, as a row of 28 mews houses the roof line is considered to be largely unimpaired by alterations or extensions. The building was designed as a complete composition where its architectural style would be undermined by any addition at roof level. In addition, the rear dormer proposed would be visible from within the conservation area and the public realm via Maiden Lane".

Other Relevant Planning History

2.7. There have been a significant number of recent approvals for alterations and extensions to various properties along St Paul's Mews. There have been 7 approvals for the replacement of windows to the front/rear facades and 5 approvals for conservation style roof lights. Further details are provided below:

- 3 St Paul's Mews, 2016/4210/P was APPROVED in October 2016, for the creation of a dormer to the rear of the existing dwelling house and the installation of 2 roof lights to the front elevation;
- 4 St Paul's Mews, 2013/0995/P was REFUSED in April 2013, for the installation of a dormer to the front roof elevation and a dormer, associated roof terrace and 2 roof lights to the rear roof elevation, due to the bulk, mass, form, design and location of the dormer windows and roof terrace. However, the application was ALLOWED AT APPEAL in September 2013. The proposed windows had aluminium frames painted in a colour to match the existing windows;
- 7 St Paul's Mews:
 - 2015/5896/P was APPROVED in November 2015, for the replacement of all existing single-glazed timber windows to double glazed timber windows, 1 rooflight and new double-glazed timber sliding door to ground floor level;
 - 2016/4843/P was APPROVED in September 2016, for the non-material amendment to the above application and the introduction of a Juliette balcony on the 3rd floor.
- 10 St Paul's Mews, 2012/2802/P was APPROVED in June 2012, for the replacement of existing timber panels, windows and door on the ground floor rear elevation with new timber bi-folding double-glazed doors and the removal of the staircase to the rear;
- 11 St Paul's Mews, 2012/2356/P was APPROVED in June 2012, for the replacement of windows on the rear elevation to double glazed windows with Georgian bars and a new Juliet balcony on the 2nd floor at the rear;
- 15 St Paul's Mews, 2013/7329/P was APPROVED in December 2013, for a Certificate of Lawfulness for the installation of an aluminium double-glazed sliding/folding door to the ground floor rear elevation;

There have been a significant number of recent approvals for alterations and extensions to various properties along St Paul's Mews. There have been 7 approvals for the replacement of windows to the front/rear facades and 5 approvals for conservation style roof lights.

- 22 St Paul's Mews, 2016/6773/P was APPROVED in January 2017, for the erection of a dormer to the rear of the existing dwelling house and 2 conservation style roof lights to the front of the dwelling house;
- 23 St Paul's Mews, 2014/4904/P was APPROVED in October 2014, for a Certificate of Lawfulness for the installation of replacement windows to the rear. The proposals were to replace the timber frames with black aluminium double glazed bi-fold doors on the rear elevation;
- 28 St Paul's Mews, 2015/5706/P was APPROVED in November 2015, for replacement of garage doors, replacement of single glazed timber doors and panels at ground floor level at the rear with double glazed aluminium framed sliding doors at ground floor level and windows, and the conversion of the garage to a habitable room;
- **29 St Paul's Mews, 2015/0007/P** was **APPROVED** in **June 2015**, for the construction of a rear dormer, the insertion of roof lights to front and rear elevations and the installation of new double-glazing folding doors in place of the existing timber doors and fixed panels on the ground floor rear elevation;

3. Development Proposals

- 3.1. Full regard has been had to Officers' previous comments regarding the previously proposed dormer window. Whilst it is considered that the Council have adopted an inconsistent approach in the assessment of the proposed rear dormer in that all the rear dormers that have been approved along the mews (one at appeal) are all visible from public viewpoints, the rear dormer has been removed from the proposals.
- 3.2. The current proposals now involve the same alterations to the fenestration and balustrading on the rear façade, and the installation of four rather than two conservation style roof lights – two to the front roof slope and two to the rear roof slope (as an alternative to the dormer). The full proposed works are shown on the architectural drawings submitted with this application.
- 3.3. The existing single-glazed timber doors and windows are in a poor state of repair and rotten in places, and or not particularly attractive (see Figure 2 below). The proposals seek their removal and replacement with high quality double-glazed, powder-coated aluminium framed doors and windows to meet modern day standards.
- 3.4. The new windows and doors will be in the same location as the previous fenestration and the materials will have a similar appearance to existing.
- 3.5. The second floor windows will be of a tilt and turn style, with fixed bottom glazing and the doors at ground and first floor level will be modern sliding doors.
- 3.6. The existing balustrading at the top of the stairs at first floor level will be extended across the new windows.
- 3.7. The four proposed roof lights will be conservation style and modest in size. They will be flush with the roof slopes. Their introduction will facilitate the conversion of the loft into an additional bedroom with en-suite.

Whilst it is considered that the Council have adopted an inconsistent approach in the assessment of the proposed rear dormer in that all the rear dormers that have been approved along the mews (one at appeal) are all visible from public viewpoints, the rear dormer has been removed from the proposals.

The existing single-glazed timber doors and windows are in a poor state of repair and rotten in places, and or not particularly attractive

Figure 2 - Existing Rear Fenestration, 21 St Paul's Mews



Source: Planning Potential Research

4. Planning Policy Context and Justification

- 4.1. The planning system is plan-led. Planning law requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The Framework is a material consideration in planning decisions. It also provides guidance on how to draw up Development Plans and policies.
- 4.2. The overarching National Planning Policies comprise the National Planning Policy Framework (NPPF) (2012), supported by the National Planning Practice Guidance.
- 4.3. Camden's Development Plan consists of the following documents which are relevant to this application:
 - Camden Local Plan, 2017.
- 4.4. Consideration has also been had to the Camden Square Conservation Area Appraisal and Management Strategy (2011) and the Camden Planning Guidance on Amenity (2018) and Design (updated 2018).
- 4.5. All the relevant planning policies and guidance can be contained in **APPENDIX 1**.

Rear Fenestration Changes

- 4.6. The proposals to the rear fenestration simply involve the replacement of the existing single-glazed windows which are in a poor state of repair, with new high-quality double-glazed, powder-coated aluminium framed doors and windows which meet modern day standards. The size and location of the replacement windows and doors are exactly the same as existing.
- 4.7. Whilst the proposals involve the removal of single-glazed timber doors which are common in conservation areas, it is important to note that the building is modern and thus they are not historic features. Further, the windows and doors are not considered to be particularly attractive. The proposed double-glazing and white powder-coated aluminium frames will ensure that they have a similar appearance to the existing. Importantly, several applications have been approved for double glazing and new aluminium doors and windows along the mews (See Figure 3 below). Black framed aluminium framed bi-folding doors on all 3 floors at the rear of No. 23 were considered appropriate. Aluminium framed doors were also considered acceptable at Nos. 15 and 28. Further, the appeal inspector considering the proposals at No. 4 which involved a rear dormer and rooflights, was also happy with aluminium frames. In all cases, powder-coated aluminium was considered to have a similar appearance to the existing windows and doors and was therefore considered acceptable.
- 4.8. Whilst the new sliding doors will be of a modern style, it is not considered that they would detract from the modern mews building. The proposals to extend the balustrading at the top of the stairs at first floor level are minor in nature and will involve replacement balustrading of a similar material and at the same height. There have been several applications involving the introduction of different style windows and other features on the rear facade including sliding doors, bi-fold doors, Georgian bars and Juliette balconies (see Figure 3 below) which have changed the uniformity of the fenestration and detailing at the rear of St. Paul's Mews. There is no longer any clear consistency to the rear facades.

Whilst the proposals involve the removal of single-glazed timber doors which are common in conservation areas, it is important to note that the building is modern and thus they are not historic features.

Importantly, several applications have been approved for double glazing and new aluminium doors and windows along the mews

There is no longer any clear consistency to the rear facades.

Figure 2 - Precedents Along St Paul's Mews



Source: Google Maps

- 4.9. Although St Paul's Mews is mentioned in the Camden Conservation Area Appraisal and Management Strategy, only the shape of the building and the front façade are considered to be of particular importance. The alterations that have previously been approved along the rear façade reflect this. All of the applications for rear fenestration changes were approved as they were seen as minor alterations to the building and so would not harm the character or appearance of the building or mews. The current proposals are similar in nature and therefore are equally appropriate.
- 4.10. It is therefore considered that the proposed fenestration changes to the rear are fully compliant with Policy D1 of the Camden Local Plan, the Camden Planning Guidance on Design, the Camden Square Conservation Area Appraisal, and the design and conservation policies of the NPPF.
- 4.11. In terms of residential amenity, as the new windows and doors are of the same size and in the same location as the existing fenestration, and the changes to the balustrading does not involve the extension of the platform, there will be no harmful impact on neighbour amenity in terms of loss of privacy or increased overlooking in accordance with Policy A1 of the Camden Local Plan, 2017 and Paragraph 2 of the Camden Planning Guidance on Amenity.
- 4.12. It is also important to note that no concerns were raised with the balustrade alterations in the previous withdrawn application (2018/0042/P), and that no specific concerns were raised regarding the fenestration changes. The only concern was the cumulative impact of the fenestration changes with the proposed dormer. The dormer has now been removed from the proposals.

Roof Light Justification

- 4.13. The proposed roof lights to the front and rear are small, conservation style rooflights that are flush to the roof, which complies with Paragraph 7.8 of the Camden Square Conservation Area Appraisal and Management Strategy.

Although St Paul's Mews is mentioned in the Camden Conservation Area Appraisal and Management Strategy, only the shape of the building and the front façade are considered to be of particular importance. The alterations that have previously been approved along the rear façade reflect this.

It is also important to note that no concerns were raised with the balustrade alterations in the previous withdrawn application (2018/0042/P), and that no specific concerns were raised regarding the fenestration changes. The only concern was the cumulative impact of the fenestration changes with the proposed dormer. The dormer has now been removed from the proposals

- 4.14. The proposed roof lights to the front roof slope will not be visible from street level. Whilst the rear roof lights will be visible, it is not considered that they will be harmful to the roof due to their small scale. It is also important to note that the front and rear rooflights will never be seen together.
- 4.15. As with the rear fenestration changes, there are plenty of precedents for rooflights along St. Paul's Mews. There have been five approvals for roof lights (see Figure 3 above and Figure 4 below) which are a mixture of front and rear rooflights and varying in size, number and style, as follows:
- 3 St Paul's Mews – 2 new roof lights to the front plane;
 - 4 St Paul's Mews – 2 new conservation style roof lights to the rear plane;
 - 7 St Paul's Mews – 1 large roof light to the rear plane;
 - 22 St Paul's Mews – 2 roof lights to the front plane;
 - 29 St Paul's Mews - 4 conservation style roof lights, 2 to the front plane and 2 to the rear plane
- 4.16. There are also a number of other existing rooflights that are likely to have been installed some time ago.

It is also important to note that the front and rear rooflights will never be seen together.

there are plenty of precedents for rooflights along St. Paul's Mews. There have been five approvals given for roof lights which are a mixture of front and rear rooflights and varying in size, number and style

Figure 3 – Examples of Rooflights Along St Paul's Mews

7 St Paul's Mews



Source: Planning Potential Research

Roof Lights along St Paul's Mews



Source: Planning Potential Research

- 4.17. Again, the introduction of rooflights along the mews building was considered to constitute minor roof alterations in all cases that would not harm the mews building or the character and appearance of the conservation area.
- 4.18. As such, it is considered that the proposed conservation style rooflights are fully compliant with Policy D1 of the Camden Local Plan, the Camden Planning Guidance on Design, the Camden Square Conservation Area Appraisal and the design and conservation policies in the NPPF.
- 4.19. Due to their location, there will clearly be no harmful impact on the amenity neighbours, in line with Policy A1 of the Camden Local Plan and Paragraph 2 of the Camden Planning Guidance CPG Amenity.
- 4.20. Again, it is important to note that Officers did not raise any concerns with the proposed front rooflights under the previous application.

Again, the introduction of rooflights along the mews building was considered to constitute minor roof alterations in all cases that would not harm the mews building or the character and appearance of the conservation area.

5. Conclusion

- 1.1. This application has been prepared on behalf of the applicant in respect of the proposals for fenestration changes to the rear and the introduction of four conservation style roof lights at 21 St Paul's Mews.
- 1.2. The application is a resubmission of a previous application which was withdrawn due to concerns over the proposed rear dormer. This has now been removed from the proposals.
- 1.3. The proposed changes respect the host building, the mews as a whole and the character and appearance of the conservation area, whilst improving the condition of the property and creating additional living accommodation.
- 1.4. It has been demonstrated that the proposals are entirely appropriate having regard to the relevant planning policies and guidance, and the significant number of recent precedents along St. Paul's Mews.
- 1.5. Overall, the proposed alterations to 21 St Paul's Mews are minor in nature, of a high-quality design and finish and as such will not have a harmful impact on the character and appearance of St Paul's Mews or that of the Camden Square Conservation Area. It is therefore respectfully requested that planning permission is granted.

6. APPENDIX – PLANNING POLICIES AND GUIDANCE

National Planning Policy Framework, 2012

The NPPF has a main focus on the presumption in favour of sustainable development.

When an LPA is decision making, there are a number of core principles;

- Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings;
- Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations (para 17);

Camden Local Plan, 2017

Policy A1 – Managing the Impact on Development

- The Council will seek to protect the quality of life of occupiers and neighbours. They will grant permission for development unless it causes unacceptable harm to amenity.
 - The factors to be considered include:
 - Visual privacy, outlook;
 - Sunlight, daylight and overshadowing;

Policy D1 – Design

- The Council will seek to secure high quality design and development. The Council will require that development:
 - Respects local context and character;
 - Is sustainable in design and construction;
 - Comprises details and materials that are of a high quality and complement the local character;
 - Preserves strategic and local views.

Camden Square Conservation Area Appraisal and Management Strategy, 2011

Paragraph 5D - St Paul's Mews

- St Paul's Mews was built all at one time to CZWG's design (1987-91), laid out in a double curve. The composition is similar to a 'parade' of shops. The town houses are linked by a ground floor plinth consisting of panelled garages and entrances, with two storeys of accommodation above in brick.

Paragraph 7.7.1. – Windows and Doors

- Historic windows and doors can last indefinitely if they are properly maintained by the homeowner with the occasional assistance of a joiner. It is also cheaper in the long run to repair timber features than to replace them because the replacement will have a shorter life span than well maintained historic joinery.

Untraditional replacement windows and doors are the biggest threat to property values in conservation areas.

Paragraph 7.7 - Double Glazing

- The replacement of historic Victorian or Edwardian windows with untraditional modern alternatives is likely to detract from the appearance (and reduce the value of residential properties) so the Council would always encourage repair before replacement of historic windows. Large paned sash or casement windows may be possible to double glaze, either in the existing frame, or in new joinery, in a way that replicates the appearance of the original 'like for like'. This now needs planning permission. There are a number of specialist companies who can undertake this.

Paragraph 7.8 – Alterations to Roofs and Dormers

- Proposals for alterations to roofs within the conservation area will be considered on their own merit but particular care is needed to ensure sensitive and unobtrusive design to visible roof slopes or where roofs are prominent in long distance views.
- Roof lights may be considered acceptable if fitted flush with the roof and significantly subordinate to the roof itself (conservation rooflights).

Camden Planning Guidance CPG Design 1, Updated in 2018

Chapter 4 – Extensions, Alterations and Conservatories

Key Messages:

- Alterations should always take into account the character and design of the property and its surroundings;
- Windows, doors and materials should complement the existing building.

Paragraph 4.7 - Windows

- Where it is necessary to alter or replace windows that are original or in the style of the originals, they should be replaced like with like wherever possible in order to preserve the character of the property and the surrounding area. New windows should match the originals as closely as possible in terms of type, glazing patterns and proportions (including the shape, size and placement of glazing bars), opening method, materials and finishes, detailing and the overall size of the window opening;
- Where timber is the traditional window material, replacements should also be in timber frames. uPVC windows are not acceptable both aesthetically and for environmental reasons, including their relatively short lifespan and inability to biodegrade;
- Where windows are replaced they should have the lowest 'U-value' feasible;
- In conservation areas original single-glazed windows often contribute to the character and appearance of the area, and should be retained and upgraded. There may however be some instances where double-glazing can be installed in a design that matches the original, for instance sash windows or casements

with large individual pane sizes, or in secondary glazing. In such cases, the window frame and glazing bars of the replacement windows should match the existing.

Paragraph 4.7 - Doors

- Where you are looking to replace doors their design should match the dimensions, proportions, joinery details, panelling and glazing of the original. Where timber replacement doors are proposed the timber should be sustainably sourced;
- Characteristic doorway features, such as porches, such be retained where they make a positive contribution to the character of groups of buildings.

Chapter 5 – Roofs, Terraces and Balconies;

Paragraph 5.7 – General Principals - Additional storeys and roof alterations are likely to be acceptable where:

- There is an established form of roof addition or alteration to a terrace or group of similar buildings and where continuing the pattern of development would help to re-unite a group of buildings and townscape;
- Alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the roof form;
- There are a variety of additions or alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm.

Paragraph 5.21

- Roof lights can have an adverse impact upon the character and appearance of buildings and streetscapes. This occurs where they are raised above the roof slope rather than being flush with the roof profile, or where they are an incompatible introduction into an otherwise uncluttered roofscape, or where they conflict with other architectural roof elements, e.g. gables and turrets;

Paragraph 5.22

- Roof lights should be proportioned to be significantly subordinate both in size and number and should be fitted flush with the roof surface. Some properties, particularly listed buildings and those within conservation areas with prominent roof slopes may be so sensitive to changes that even the installation of roof lights may not be acceptable.

Camden Planning Guidance CPG Amenity, Updated 2018

Paragraph 2 – Overlooking, Privacy and Outlook

- Developments should be designed to protect the privacy of occupiers of both existing and proposed dwellings;
- Mitigation measures should be included to reduce overlooking.

Paragraph 2.2

- Interior and exterior spaces that are overlooked lack privacy, which can affect the quality of life for occupants. The Council will therefore expect development to be designed to protect the privacy of the occupants of both new and existing dwellings to a reasonable degree. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking. The extent of overlooking will be assessed on a case-by-case basis.

Paragraph 2.3

- The places most sensitive to overlooking are typically habitable rooms and gardens at the rear of residential buildings. For the purposes of this guidance, habitable rooms are considered to be residential living rooms, bedrooms and kitchens. The area of garden nearest to the window of a habitable room is most sensitive to overlooking.