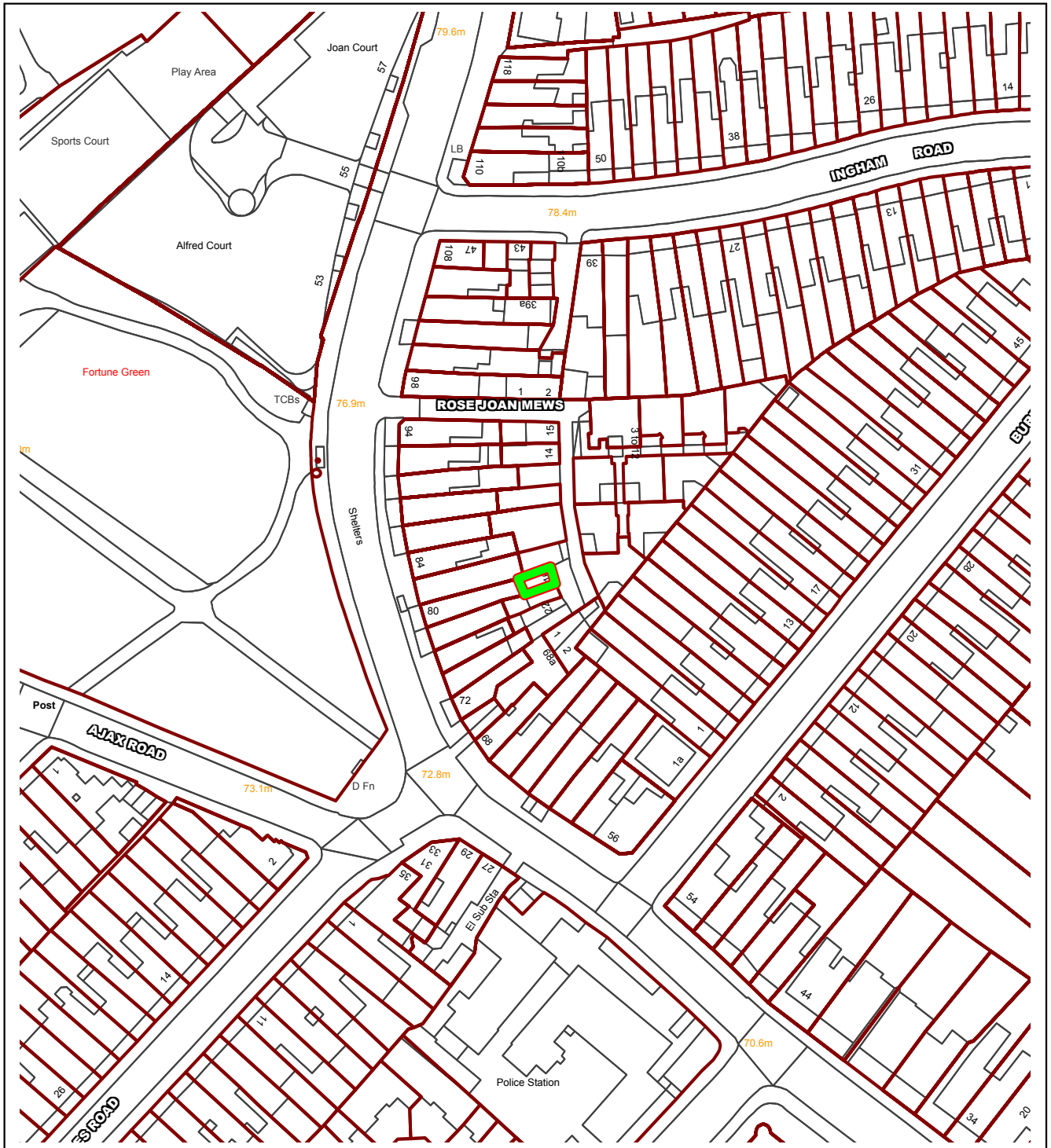


2018/0282/P – 16 Rose Joan Mews



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Site photographs



Photo 1 – View from rear of 80 Fortune Green Road looking southwards



Photo 2 – View of front elevations on the east side of Rose Joan Mews



Photo 3- Front elevation of application site (property with external staircase)



Photo 4 – view looking northwards



Photo 5 - Flank elevation of property directly opposite

Delegated Report		Analysis sheet		Expiry Date:	05/04/2018
(Members' Briefing)		N/A		Consultation Expiry Date:	19/04/2018
Officer			Application Number(s)		
Kristina Smith			2018/0282/P		
Application Address			Drawing Numbers		
16 Rose Joan Mews LONDON NW6 1DQ			Refer to Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of recessed additional storey with terrace to front to provide additional residential floorspace for existing flat (C3)					
Recommendation(s):		Grant Conditional Planning Permission subject to Section 106 Legal Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice		
Informatives:			
Consultations			
Adjoining Occupiers:	No. of responses	07	No. of objections
	No. Electronic	00	07
Summary of consultation responses:	<p>Two site notices were displayed (1 outside site and 1 outside no.80 Fortune Green Rd) between 29/03/2018 and 19/04/2018</p> <p><u>No's 3, 6, 7, 8, 9 and 10 Rose Joan Mews objected on the following grounds:</u></p> <ul style="list-style-type: none"> • Long-running noise, dirt and disruption from continuous building works on mews • Car parking is regularly blocked by builders • Exacerbate existing parking and access issues <p><i>Officer response: Please refer to Transport Considerations section of report</i></p> <ul style="list-style-type: none"> • Larger buildings are not suitable for small scale mews as very narrow and “tunnel-like” <p><i>Officer response: please refer to paragraph 2.3 in report</i></p> <ul style="list-style-type: none"> • Additional storey will add to existing problems • Invasion of privacy from terrace • Reduce the amount of natural light to the mews and surrounding properties <p><i>Officer response: Please refer to Amenity section of report</i></p> <ul style="list-style-type: none"> • Mews is over populated <p><i>Officer response: this application would not increase the number of occupants</i></p> <ul style="list-style-type: none"> • Security issues as properties getting closer together <p><i>Officer response: it is not considered the application poses security issues for surrounding occupants.</i></p> <ul style="list-style-type: none"> • Already a building not built in accordance with plans <p><i>Officer response: if work is not being built in accordance with plans this can be reported via Planning Enforcement.</i></p> <ul style="list-style-type: none"> • Car-free agreements regularly ignored and abused • Properties are being built to very cheap standards 		

Officer response: these comments are outside the scope of this application

Councillor Russell objected on the following grounds:

- Would lead to a considerable loss of privacy for residents living at no.3-12 Rose Joan Mews, both living spaces and private terraces
- The additional height would lead to a loss of daylight for residents at no's. 3-12

Officer response: Please refer to Amenity section of report

- Concerned about impact that further development would have on neighbours in terms of noise, air pollution and parking of additional vehicles.

Officer response: Please refer to Transport Considerations section of report

- Mews already feels dark and overcrowded, and this application would exacerbate

Officer response: please refer to paragraph 2.3 in report

- Addresses '16 Rose Joan Mews' and 'Land to rear of 80 Fortune Green Road' used interchangeably
- The property identified in red on the site notice is incorrect and misleading to residents
- Another property on the mews also called 16 Rose Joan Mews with its own planning history

Officer response: The confusion regarding addresses has been corrected during the course of the application and the application was subsequently reconsulted on.

The West Hampstead Neighbourhood Forum made the following comments on the application:

- The scheme appears to breach an NDF policy in that the project is possibly exceeding the height of neighbouring properties on Rose Joan Mews.

Officer Response: Please refer to paragraph 2.5 of report.

- Note the objections raised by neighbours and a local councillor in regard to loss of light and privacy, and the intense development that has recently occurred in Rose Jane Mews and hope these objections are taken into consideration.

Officer Response: Please refer to Amenity and Transport Considerations sections of report.

Local groups comments:

Site Description

The application site refers to a two storey building within a modern cul-de-sac development located off Fortune Green Road. The ground floor is in use as a doctor's surgery and is linked with the ground and first floors of no. 80 Fortune Green Road. The first floor is in use as a studio flat with access via an external staircase from Rose Joan Mews.

The site is not located in a conservation area or Locally Listed.

Relevant History

Application site

2008/2396/P - Erection of first floor extension above the existing rear ground floor and change of use of part of the ground floor D1 floorspace to create a first floor studio flat accessed from Rose Mews - **Granted Subject to a Section 106 Legal Agreement 10/02/2009**

2012/1219/P - Amendment to planning permission granted on 10/02/09 (Ref: 2008/2396/P) for the erection of first floor extension above the existing rear ground floor and change of use of part of the ground floor (Class D1) to create a first floor studio flat accessed from Rose Joan Mews, namely for alterations to roof profile, omit maple cladding and replace with render on rear elevation, no change of use of D1 at ground floor and installation of external metal staircase from ground to first floor level on rear elevation - **Granted Subject to a Section 106 Legal Agreement**

(Land to the Rear of) 74 & 76 Fortune Green Road (no.22 Rose Joan Mews)

2013/6672/P - Construction of a three storey single family dwelling (Class C3). **Granted Subject to a Section 106 Legal Agreement**

2013/1628/P - Amendment to planning permission dated 23/04/2012 (reference: 2012/1293/P) for erection of two storey dwellinghouse (Class C3) facing onto Rose Joan Mews (following demolition of existing garage), namely increasing the depth of the building to the rear at ground floor and first floor levels. **Granted Subject to a Section 106 Legal Agreement 17/06/2013**

14 Rose Joan Mews

2017/3589/P - Erection of rear extension at first floor level - **Granted 10/10/2017**

16 Rose Joan Mews (not application site)

2013/3831/P - Erection of a two storey mews house (Class C3) following partial demolition of single storey outbuilding. **Granted Subject to a Section 106 Legal Agreement 06/09/2013**

21 Rose Joan Mews

2015/5731/P - Minor alterations to ground floor area, window positions and first floor overhang in connection with planning permission 2013/6672/P dated 26/06/14 for construction of a three storey single family dwelling. **Granted 16/12/2015**

Original application for mews development

2005/2841/P - Demolition of 6 existing garage/storage units on the site and the erection of 4 x 2-storey residential dwellinghouses (1 x studio dwellinghouse, 2 x 1-bed dwellinghouses and 1 x 2-bed

dwellinghouse) including 1 x off-street parking space. **Granted subject to a s.106 Legal agreement 27/07/2006**

Relevant policies

National Planning Policy Framework 2012

The London Plan March 2016

Camden Local Plan 2017

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

Camden Planning Guidance 2011/2015

CPG1 (Design) – section 4

CPG6 (Amenity) – section 7

Fortune Green and West Hampstead Neighbourhood Plan (2015)

Policy 2 (Design & Character)

Assessment

1.0 Proposal

1.1 The applicant seeks permission for the following works:

- Erection of recessed roof extension (7 m deep x 4.5m wide x 3m high) with terrace to front.

1.2 During the course of the application, the following changes have been negotiated:

- Set back roof extension by 1.8m from principal elevation
- Relocation of terrace from rear to front of property
- Obscure glazing to rear window

2.0 Assessment

2.1 The planning considerations material to the determination of this application are as follows:

- Design
- Amenity
- Transport Considerations

Design

2.2 It is proposed to extend the property at roof level through the addition of a recessed storey. The extension would provide an additional 25 sqm for the existing studio flat to create a 1-bed flat of 65sqm. The set back from the front and rear elevations enables the extension to be understood as a subordinate addition to the existing two storey building that would have little prominence from within the mews and therefore not be harmful to the small scale mews proportions and their relationship with the larger properties on Fortune Green Road.

2.3 Third storeys are evident at both no's. 18 and 22 Rose Joan Mews and so the proposal would not result in the building being of a height that is out of character with its immediate context. By virtue of the set-back, the additional height would not feel overbearing on the street and the mews would retain smaller proportions relative to the larger properties on Fortune Green Road. It is worth noting that any future proposals for additional height at the application site are unlikely to be supported as officers recognise the need to preserve the mews character.

2.4 The extension would be finished with white render with grey aluminium framed doors to the front elevation which would align with the size of the aperture at first floor. A single fixed casement window would be installed to the rear. The privacy screen to the front would be white timber screen which corresponds with the style of screening evident at no.22.

2.5 Policy 2 of the Fortune Green and West Hampstead Neighbourhood Plan states that "*height of new buildings shall have regard to and respect the proportion, scale, massing and rooflines of existing buildings in their vicinity and setting*". Given the other examples of three storey buildings along the mews, it is considered that the development is compliant with this policy.

Amenity

Privacy

2.6 The proposal would introduce a front terrace at roof level. At this height, views from the terrace would be possible towards the roof terrace of the property opposite at no's 3-12 Rose Joan Mews; but are shielded by a particularly tall obscure glazed privacy screen and vegetation which prevent views of the terrace area. The properties have a blank flank elevation and therefore no views would be possible into habitable rooms. Views to the north would be prevented by a timber privacy screen.

2.7 The rear window of the extension would be obscure glazed and secured by condition to ensure no views are possible into the habitable rear windows of properties on Fortune Green Road.

Daylight/sunlight

2.8 The extension would be sufficiently set back from the rear building line for there to be no unacceptable impact on the daylight/sunlight received by the residential windows at no.80 Fortune Green Road. CPG Amenity advises using the 25 degree test to assess the impact a proposed development would have on existing properties. This involves projecting a 25 degree line from the centre of the lowest window of the property facing the proposed development and if the development sits below this line then it can be concluded the proposed development is unlikely to have a substantial effect on the daylight enjoyed by occupants in the existing building. The proposed extension would comply with the 25 degree line test based on second floor residential window of no.80 Fortune Green Road.

Outlook

2.9 The outlook from no.80 Fortune Green Road is already impacted by the first floor addition, and the additional storey is not considered to materially worsen this situation. Some sky would still be visible in angled views upwards. Furthermore, this flat is dual aspect and has a living room to the front of the property with two unobstructed windows.

Transport considerations

2.10 The extension would be adding a bedroom to an existing studio flat and would therefore not increase the pressures on parking. As no new unit is being created by the proposal, Policy T2

(parking and car-free development) is not applicable in this instance.

2.11 Given the nature of the mews, a very narrow cul-de-sac with other development occurring concurrently, a Construction Management Plan (CMP) shall be secured ensure that the development does not have an unacceptable impact on the amenity of surrounding occupiers in accordance with policy A1 and T4.

5.0 Conclusion

5.1 Grant Conditional Planning Permission subject to a Section 106 Legal Agreement.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 29th May 2018, 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 and search for 'Members Briefing'.

Mr Gerald Long
9 Dognell Green
Welwyn Garden City
AL87BL

Application Ref: **2018/0282/P**

24 May 2018

Dear Sir/Madam

DRAFT

FOR INFORMATION ONLY - THIS IS NOT A FORMAL DECISION
Town and Country Planning Act 1990 (as amended)

DECISION SUBJECT TO A SECTION 106 LEGAL AGREEMENT

Address:

**16 Rose Joan Mews
LONDON
NW6 1DQ**

Proposal:

Erection of recessed additional storey with terrace to front to provide additional residential floorspace for existing flat (C3)

Drawing Nos: FGR-Ex-1; FGR-P-1 (Rev C); FGR-P-2 (Site Location Plan); Design & Access Statement (dated January 2018)

The Council has considered your application and decided to grant permission subject to the conditions and informatives (if applicable) listed below **AND** subject to the successful conclusion of a Section 106 Legal Agreement.

The matter has been referred to the Council's Legal Department and you will be contacted shortly. If you wish to discuss the matter please contact **Aidan Brookes** in the Legal Department on **020 7 974 1947**.

Once the Legal Agreement has been concluded, the formal decision letter will be sent to you.

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.

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 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: FGR-Ex-1; FGR-P-1 (Rev C); FGR-P-2 (Site Location Plan); Design & Access Statement (dated January 2018)

Reason:

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

- 4 The first floor rear window facing No.80 Fortune Green Road, shall be obscure glazed and non-opening below a height of 1.7m from finished floor level. The window shall be permanently retained as such thereafter.

Reason: In order to prevent the unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the Camden Local Plan 2017.

- 5 The use of the roof as a terrace shall not commence until the screen, as shown on the approved drawings, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 and D1 of the London Borough of Camden Local Plan 2017.

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.
- 3 Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.

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.

Yours faithfully

Supporting Communities Directorate

DECISION

From: Smith, Kristina
Sent: 24 May 2018 15:47
To: Marfleet, Patrick
Subject: FW: Rose Joan Mews

Kristina Smith
Planning Officer

Telephone: 020 7974 4986



From: Rea, Flick (Councillor)
Sent: 07 May 2018 15:48
To: Limbrick, Richard <Richard.Limbrick@camden.gov.uk>
Subject: Re: Rose Joan Mews

Dear Richard

Thank you for your email. I fear it's all too late to rescue this little Mews and reassure residents as there's very little more development possible! However - it's good to know people have thought about it - eventually!

Best wishes

Flick Rea

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From: Limbrick, Richard <richard.limbrick@camden.gov.uk>
Sent: Thursday, May 3, 2018 11:03 am
Subject: RE: Rose Joan Mews
To: Rea, Flick (Councillor) <flick.rea@camden.gov.uk>
Cc: Cullen, Bethany <bethany.cullen@camden.gov.uk>, Smith, Kristina <kristina.smith@camden.gov.uk>

Dear Councillor Rea

Following on from your concerns regarding the application at 16 Rose Joan Mews (application ref. 2018/0282/P), and the mews more generally, we have carried out further analysis work and summarised a set of principles for any potential development going forward. Kristina Smith has dealt with several recent applications in the area and has provided the following overview of our approach, setting out the key principles to be applied. Of course we consider each application on its own merits, but these principles are an important consideration in the way we consider, and will continue to consider, applications in the mews as a whole.

Land use

With the exception of the ground floor of no.16 Rose Joan Mews, which is in use as a doctor's surgery (accessed from Fortune Green Road), the mews is all residential. The character of activity with regards to noise and timing and frequency of comings and goings will be informed by this predominant use.

Form and Design

Rose Joan Mews has evolved from a former garage site that once served the properties on Fortune Green Road. Owing to these origins, the mews properties have very small plot widths and the urban grain is very tight. The mews is a cul-de-sac, accessed via a narrow road with buildings built up to the front of their plot, before opening up slightly into a wider mews at the end of the street.

The predominant height along the mews is two storeys. Where third storeys are apparent, these have been recessed to reduce the prominence of the additional height so as to retain a subordinate relationship with the larger properties fronting Fortune Green Road. Maintaining a maximum of two storeys along the mews frontage, with a set-back third storey where appropriate, also manages the sense of enclosure and prevents it from extending beyond the established pattern of the mews. Any future applications for third storeys would respect this form and massing.

It would appear that the mews is close to full capacity in development terms with nearly all garage sites having been converted into residential dwellings. There is one plot which remains a single-storey garage and this could come forward for development in the future. The site mediates the stepped building line with several properties set forward of it to the north, and several others set behind it to the south. If this site were to come forward, it would be an opportunity to push the building line back in line with the set-back buildings, and give some relief to the narrow street.

Amenity

Although the form and design principles set out above provide our view on a maximum level of development, that is not to say that additional development is inevitably acceptable provided that it complies with those principles. We will still assess any planning application on its own merits, including amenity impact to ensure the proposal would not lead to adverse impacts on daylight/sunlight, outlook, or privacy. The mews has a tight relationship with its neighbours to the rear along Fortune Green Road, and to the front at no's 3-12 Rose Joan Mews, and these are carefully considered in each case.

Transport Considerations

Congestion and parking pressures are understandably points of concern amongst residents of the mews. For any new development, car-free agreements are sought to ensure that it would not exacerbate parking pressures. Where existing units are being extended, these agreements cannot be sought as the property already benefits from the right to apply for a permit. However, the addition of extra floorspace on the scale evident here is unlikely to increase car ownership in any event.

Another concern for us is construction activity in the mews. We recognise that multiple building projects have been occurring at any one time and the tight and narrow arrangement of the mews can make this difficult for local residents in terms of parking, noise, and dust, arising from construction. For this reason, application ref.

2018/0282/P, and forthcoming proposals of a similar scale or larger, will require a satisfactory and robust Construction Management Plan that sets out how construction impacts will be mitigated.

I hope this provides confidence we are sensitive to your concerns. We will apply these principles when dealing with future applications to prevent any unacceptable development over and above the maximum level we consider appropriate for the mews. For example, it is worth noting a recent application at no. 1 Rose Joan Mews, which we refused on both design and amenity grounds, demonstrating how we continue to fully consider the character of the mews and the wellbeing of its residents throughout the planning process.

I'm confident that Kristina's recommendation for the latest application (2018/0282/P) takes all these concerns and principles into account and deals with them appropriately. In terms of considering the mews as a whole, I will brief all our moderators and managers on these principles, and the next step is for me to put measures in place to ensure this approach continues to be followed through with any future applications.

Kind regards,

Richard

Richard Limbrick
Planning Solutions Manager

Telephone: 020 7974 4188



Please consider the environment before printing this email.

From: Rea, Flick (Councillor)
Sent: 27 April 2018 00:30
To: Limbrick, Richard <Richard.Limbrick@camden.gov.uk>
Subject: Re: Rose Joan Mews

Thank you
Flick Res

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From: Limbrick, Richard
Sent: Thursday, April 26, 2018 4:30:50 PM
To: Rea, Flick (Councillor)
Subject: Rose Joan Mews

Dear Councillor Rea

I just wanted to let you know that Bethany has asked me to look at the issue of the scale of proposals in Rose Joan Mews and drawing a line in terms of preventing further over-development.

You'll note that the forthcoming Members' briefing has an application for a proposal in the mews. We've had to work to reduce this proposal to prevent it from exceeding what we see as the maximum scale of development appropriate for the mews. It's an issue we're aware of and I will be looking into this further to ensure we can draw a clear line in the sand and ensure any other proposals in the mews do not step over.

Part of this will of course involve working out how to ensure and enforce a consistent approach in decision making and I'll keep you informed as we move forward with the work.

Regards,

Richard

Richard Limbrick
Planning Solutions Manager

Telephone: 020 7974 4188



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