



**3-4 Percy Mews, London, W1T 1TX  
Planning Statement**

On behalf of: Percy Village Limited

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# 1 Introduction

1.1 This planning statement has been prepared to support the planning and listed building consent application submission in respect of the proposed development at 3-4 Percy Mews, London, W1T 1TX.

1.2 The building is currently in residential use and is arranged as two flats each comprising two bedrooms. Access to the flats is at ground floor level within Percy Mews.

1.3 This application relates to the whole building.

1.4 Planning permission and listed building consent is sought from Camden Council in respect of the following proposal: -

**“Erection of single storey mansard roof extension to create an additional two bedroom residential unit and associated works.”**

1.5 The new unit will provide 96 sqm GIA of new residential accommodation.

1.6 The building is located in the Charlotte Street Conservation Area. Appendix 5 of the Conservation Area Appraisal does not identify the buildings as either making a positive contribution to the character and appearance of the conservation area or as being listed buildings.

1.7 However, we note from the planning history that the Council has taken the stance in the past that the buildings are listed which has prompted the submission of listed building consent as well as an application for planning permission in this instance. Further detail on this is set out in Section 2 of this report and at paragraph 1.9 of the Heritage Appraisal.

1.8 The sections of this planning statement are set out to provide: -

- **Section 2 - Site and Surroundings** - A description of the site and surrounding context;

- **Section 3 - Planning History** - Details of the planning history of the building and relevant properties in the vicinity;
- **Section 4 - Development Proposals** - Details of the development proposals;
- **Section 5 - Planning Policy** - A summary of the relevant planning policy framework;
- **Section 6 - Planning Considerations** - An assessment of the key issues associated with the proposals;
- **Section 7 - Summary and Conclusions.**

1.9 This planning statement provides a review of the relevant national, regional and local planning policy and guidance relevant to the nature of the proposals and the specific degree to which the proposals would accord with the policies of the statutory development plan.

1.10 The following documents are submitted in support of the planning application:-

- **Planning Application forms**
- **Relevant Certificate (Certificate A)**
- **Site Location Plan**
- **Existing and proposed plans, sections and elevations**
- **Photographic Survey**
- **Perspective views**
- **Design and Access Statement**
- **Planning Statement**
- **Heritage Statement**
- **CIL Questions**

1.11 In summary, the revised proposals for the site have the following benefits: -

- Creation of an additional residential unit;
- The contextual design approach of the proposed extension means that the proposal will comply with the Council's design policies.
- The proposal will preserve and enhance the character and appearance of the conservation area.

- The proposal will not affect the setting of the rear elevations of the listed buildings at 3 and 4 Percy Street.
- A proposal which uses the airspace above existing premises for new homes thus promoting the effective use of land.

## 2 Site and Surroundings

### The Site

- 2.1 No. 3-4 Percy Mews is situated on the north side of the mews, to the rear of 3 and 4 Percy Street. The building is located between no. 2 Percy Mews to the west and 5 Percy Mews to the east.
- 2.2 Percy Mews is accessed from Rathbone Place which is immediately to the west.
- 2.3 The property is a two-storey mews building that was rebuilt in 2000 and provides residential accommodation at ground and first floor level.
- 2.4 We understand that the Council considers the mews buildings to be Grade II listed as they fall within the curtilage of nos. 3 and 4 Percy Street.

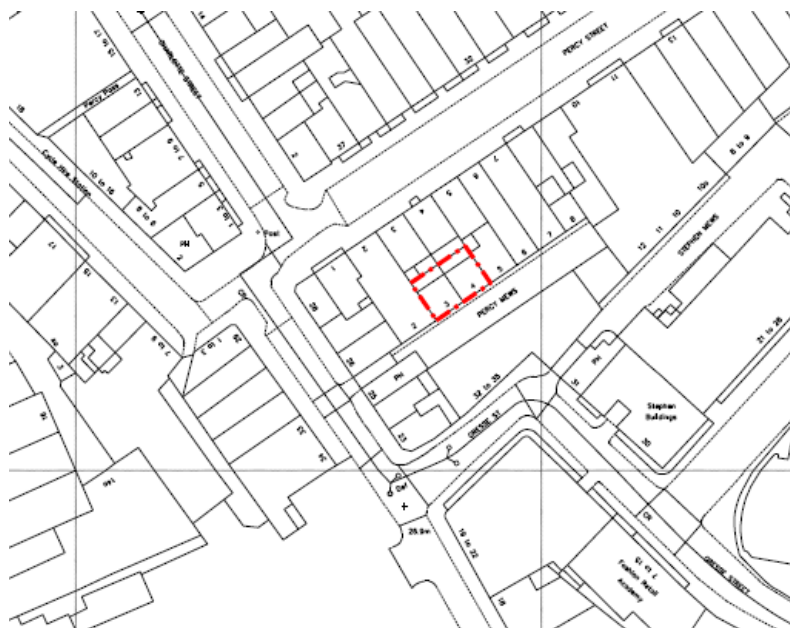


Image 1: Location Plan

- 2.5 Nos. 1, 2, and 3 Percy Street are Grade II listed and the listing description is as follows:-

“CAMDEN TQ2981NE PERCY STREET 798-1/99/1292 (South side) 14/05/74 Nos. 1, 2 AND 3 GV II 3 terraced houses with later shops. 1764-1770, altered. Built by W Franks and W Reeves. 3 storeys, attics and basements; No.1 with later C19 4th storey. 3 windows each. No.1: reddened brick with slated mansard roof and large dormers (centre dormer segmental headed with tripartite window. Later C19 ground floor restaurant frontage with stucco pilasters carrying entablature flanked by consoles with lions masks. Gauged brick flat arches to recessed 2-pane sashes. Continuous 3rd floor sill band. Parapet. INTERIOR: not inspected. No.2: multi-coloured stock brick with rusticated stucco ground floor. Slate mansard roof with dormers. Stone 1st floor and 1st floor sill bands and cornice. C20 plate glass shop window. House/shop entrance round-arched with panelled jambs with lion-mask stops, cornice head and panelled door. Gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected but noted to retain hall with dentil cornice. Open tread stair with foliated wrought-iron balusters and wreathed wooden handrail. No.3: reddened brick with slated mansard roof and dormer. Rusticated stucco ground floor with stone 1st floor and 1st floor sill bands and cornice. C20 bowed shop window. House/shop entrance round-arched with pilaster-jambs carrying cornice head; fanlight and panelled door. Gauged brick flat arches to recessed sashes. Parapet. INTERIOR: not inspected. (Survey of London: Vol. XXI, Tottenham Court Road and Neighbourhood, St Pancras III: London: -1949: 7-11).”

2.6 There is no reference to the mews buildings to the rear within the listing descriptions.

2.7 No. 4 Percy Street is Grade II listed and the list description states:-

“CAMDEN TQ2981NE PERCY STREET 798-1/99/1293 (South side) 25/07/89 No.4 GV II House, now shop and offices. c1766-70, refronted and heightened c1900. Built of brick with c1900 front of faience having coloured patterning. Slate mansard roof with brick end stacks. 4 storeys and attic. 3 windows. Moulded cornice over altered shopfront of c1900 with 4 semicircular arches over late C20 shop windows and late C20 door to right. 1st and 2nd floor square-headed windows, including 2 C19 sashes to left, are set beneath coloured faience semicircular arched tympanum arches; horned 9-pane 3rd floor sashes are set beneath similar segmental headed tympanum arches and coved cornice. Flat roofed dormers with coloured 9-pane sashes and moulded cornices. Sashes to rear. INTERIOR: fine mid C18 open-well staircase with wreathed handrail and turned balusters set on open string, with

moulded wall string and dado rail. Fine enriched cornicing to stair hall and 1st floor rooms”.

2.8 Again there is no mention of the mews building to the rear as forming part of the listing of the building fronting Percy Street.

2.9 We understand, from the planning history, that the Council considers the mews buildings to be Grade II listed as they fall within the curtilage of nos. 3 and 4 Percy Street. However, Historic England Guidance states (in relation to separate structures), that listed building consent is only required in the following circumstances:-

*- If an object is fixed to the principal building in such a way that it would be considered a fixture in the usual land-law sense (i.e. would be conveyed with the property on sale unless expressly excluded), it would be protected by the listing.*

*- Any structure fixed to the building (however large, including whole other buildings) will be protected if it was ancillary to the principal building at the date of listing (or possibly at 1 January 1969 for list entries that pre-date).*

*- Any pre-1948 building that was in the curtilage of the principal building at the date of listing (or possibly at 1 January 1969 for list entries that pre-date) is protected provided it is fixed to the land and is ancillary to the principal building.*

2.10 As the building was rebuilt in 2000, it was therefore not ancillary to the principal building at the date of listing and therefore listed building consent should not be required to undertake works to the mews buildings.

2.11 However, despite our view that listed building consent is not required, in order to avoid this application being made invalid upon submission, we have submitted an application for listed building consent in addition to an application for planning permission. Further detail on this matter is set out within the Heritage Appraisal at Section 1.



## Surrounding Area

- 2.12 The surrounding area is characterised by a mix of uses with retail at ground floor level and office and residential floorspace above.
- 2.13 Percy Mews itself accommodates a mix of uses but is predominantly in office and residential use. There is a pub at the entrance to Percy Mews (The Wheatsheaf) which extends to the rear into the mews.



Image 2: Street view looking east



**Image 3: Street view looking west**

- 2.14 The building is located within the Charlotte Street Conservation Area.
- 2.15 The Conservation Area Audit produced in 2008 makes reference to Percy Mews as follows, “Charlotte Mews, Percy Mews and Tottenham Mews all retain some interest in their more humble commercial buildings”.
- 2.16 Only nos. 6-7 Percy Mews are identified within the Audit as being positive contributors.
- 2.17 The site falls within the Bloomsbury Ward.
- 2.18 The property is located in a sustainable location with local retail uses being found on Rathbone Place and Charlotte Street and with Goodge Street, Tottenham Court Road and Oxford Circus Underground Stations being located within a short walking distance.

### **3 Planning History**

- 3.1 A comprehensive review of the Statutory Register of Planning Applications held by the London Borough of Camden has been carried out.

#### **3 Percy Mews - Certificate of Lawfulness (2016/0201/P)**

- 3.2 A Certificate of Lawfulness (ref: 2016/0201/P) was refused on 1 March 2016. The description of development read as follows:-

**“Internal alterations to create additional living space within the basement area”.**

- 3.3 The reasons for refusal of this application are:-

Reason 1 – The proposed alterations at lower ground floor level, by virtue of the building being grade II listed would require a separate Listed Building Consent and would exceed the scope of (and hence fall outside) of any permitted development right outlined in the Town and Country Planning (General Permitted Development) (England) Order 2015 (SI 2015 No. 596).

#### **3/4 Percy Mews - Planning permission and listed building consent (PS9905202/R2 and LS9905203/R2)**

- 3.4 Planning permission and listed building consent were granted on 4 December 2000 for:-

**“works of restoration and refurbishment to 3 and 4 Percy Street including the insertion of a new shop door to no. 3 Percy Street and the demolition of 3 and 4 Percy Mews to the rear and their replacement with a two storey building comprising two flats (one 3 bedroom and one 2 bedroom)”**

- 3.5 This was subject to a legal agreement securing car free development.

#### **Other relevant decisions**

#### Recent applications

3.6 **8/9 Percy Mews** - Listed building consent was granted in August 1999 for :-

**“Works of alteration and part demolition in connection with the change of use of 9 Percy Street from residential, office and retail use to office use within Class B1, the continued use of 8 Percy Street for office use within Class B1 together with the redevelopment of 8 and 9 Percy Mews to provide three self-contained flats, as shown on drawing numbers: 101G-105G, 106F, 107G, 108F, 109G, 110, 1A-8A and specification of works. ”.**

3.7 It is evident from the number of applications for this group of properties, that this group of properties has undergone significant change whilst still retaining the character and appearance of the mews itself.

## 4 Proposed Development

- 4.1 It is proposed to extend the existing mews building at roof level to create an additional residential unit.

### Roof extension

- 4.2 A traditional mansard roof is proposed to the existing building.
- 4.3 This will take its cue from the second floor mansard roof at nos. 8/9 Percy Mews.
- 4.4 It will be constructed from slate with five traditionally detailed dormer windows inserted in the front elevation. These will line up with the windows at lower levels.
- 4.5 A brick party wall upstand will be established between no. 2 and 3 and between no. 4 and 5 Percy Mews.
- 4.6 Roof lights will be inserted into the roof and new windows to the rear within the roof will be inserted.

### Additional residential unit

- 4.7 The proposal will enable the creation of an additional residential unit. This will provide 96 sqm of new residential accommodation.
- 4.8 The unit will provide two bedrooms and complies with both National Space Standards and Camden's own standards for new residential units.

## **5 Planning Policy Framework**

- 5.1 National Policy Guidance is produced by Central Government in the form of the National Planning Policy Framework, adopted in July 2018. This is a material consideration when determining planning applications.
- 5.2 The Statutory Development Plan comprises of regional policies with the Mayor's London Plan (Consolidated with Alterations since 2011) (herein referred to as "LP"), adopted in March 2016 and at a local level the London Borough of Camden Local Plan adopted in 2017.
- 5.3 Supplementary Planning Guidance known as Camden Planning Guidance is also a material consideration along with the Parkhill Conservation Area Statement.
- 5.4 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

### **National Planning Policy Guidance**

#### **The National Planning Policy Framework (July 2018)**

- 5.5 The NPPF document sets out the Government's planning policies for England and how these are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans, and is a material consideration in planning decisions.
- 5.6 The NPPF introduces the presumption in favour of sustainable development although it makes plain that the development plan is still the starting point for decision making.

### **Regional Planning Policy - The London Plan**

#### **March 2016 (Consolidated with Alterations since 2011)**

- 5.7 The LP sets out the relevant London-wide planning policy guidance, the relevant regional planning policy guidance for the Borough and forms a component part of the statutory development plan.

- 5.8 It aims to set out a framework to co-ordinate and integrate economic, environmental, transport and social considerations over the next 20-25 years. The LP is the London-wide policy context within which the boroughs set their local planning agendas.
- 5.9 The proposal has taken into account the most relevant LP policies and guidance affecting the proposals for the building. LP policies are referred to, where relevant, in Section 6 (Planning Considerations) of this Statement.
- 5.10 In addition to the LP, the Mayor has produced more detailed strategic guidance of issues, which cannot be addressed in sufficient detail in the Plan, through SPG documents. This does not set out any new policies but provides guidance of policies established by the LP.
- 5.11 The following policies from the LP are considered relevant to the proposals: -
- Policy 3.3 - Increasing Housing Supply
  - Policy 3.4 - Optimising Housing Potential
  - Policy 7.4 - Local character
  - Policy 7.6 - Architecture
  - Policy 7.8 - Heritage Assets and Archaeology

#### **Camden Local Plan (2017)**

- 5.12 The Local Plan was adopted by Council on 3 July 2017 and has replaced the Core Strategy and Camden Development Policies documents as the basis for planning decisions and future development in the borough.
- 5.13 The following Local Plan Policies are considered relevant to the determination of these proposals: -
- H1 - Maximising Housing Supply
  - H3 - Protecting Existing Homes
  - D1 - Design
  - D2 - Heritage
  - A1 – Managing the Impact of Development

## **Supplementary Planning Guidance**

5.14 The relevant LBC Supplementary Planning Guidance includes:-

The Charlotte Street Conservation Area Statement (July 2008)

Camden Planning Guidance 1 (CPG1) - Design

Camden Planning Guidance 2 (CPG2) - Housing

Camden Planning Guidance 6 (CPG6) - Amenity



## 6 Considerations of the proposal

- 6.1 This sections assesses the key planning considerations associated with the proposals.
- 6.2 These are:-
- a) Creation of an additional residential unit
  - b) Design of the proposed roof extension
  - c) Impact of the proposed roof extension upon the character and appearance of the Conservation Area and the significance of the listed buildings at 3 and 4 Percy Street;
  - d) Amenity
  - e) Other considerations

### **Creation of an additional residential unit**

- 6.3 Paragraph 59 of the NPPF states that **“to support the government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed”**.
- 6.4 Paragraph 118 of the NPPF also states that in order to promote an effective use of land, planning policies and decisions should **“support opportunities to use the airspace above the existing residential and commercial premises for new homes”**.
- 6.5 London Plan policy 3.3 seeks to increase housing supply.
- 6.6 Local Plan Policy H1, Maximising housing supply, states that the Council will aim to “secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing and exceeding a target of 16,800 additional homes from 2016/17 - 2030/31, including 11,130 additional self-contained homes”
- 6.7 Policy H6 relates to housing choice and mix, and states that the Council will aim to minimise social polarisation and create mixed, inclusive and sustainable communities by seeking high quality accessible homes and by seeking a variety of

housing suitable for Camden's existing and future households, having regard to household type, size, income and any particular housing needs.

- 6.8 Policy H7 (Large and small homes) advises that the Council will aim to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.
- 6.9 The Camden SHMA indicates that the greatest requirement in the market sector is likely to be for two- and three-bedroom homes, followed by one-bedroom homes/studios (paragraph 3.188 of the Local Plan).

### **Assessment**

- 6.10 The proposal will lead to the creation of an additional, two bedroom, self-contained residential unit in a sustainable location.
- 6.11 There is therefore a presumption in favour of this proposal.
- 6.12 It is a key objective at both a national and regional level to significantly boost the supply of housing.
- 6.13 Whilst this proposal will only result in the creation of a single unit, the NPPF recognises at paragraph 68 that **“small and medium sized sites can make an important contribution to meeting the housing requirement of an area”**.
- 6.14 The proposed dwelling will provide two bedrooms which is identified as the greatest requirement in the market sector in Camden.
- 6.15 The proposed dwelling complies with National and local standards for housing size. It is dual aspect and whilst it cannot provide any amenity space the quality of the accommodation is high.
- 6.16 The proposed unit will provide 96 sqm GIA of residential floorspace and as a result, the Council's affordable housing policies are not triggered as these apply to proposals where 100 sqm GIA or more floorspace is provided.

6.17 Overall, it is considered that the provision of an additional residential unit is supported by planning policy at all levels and should be considered as a significant benefit of this scheme.

### **Design of the proposed extensions and alterations**

6.18 The Government attaches great importance to the design of the built environment in the NPPF. Paragraph 124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.

6.19 At paragraph 127 the NPPF states that planning policies and decisions should ensure that developments:

- a) “Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) Are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) Establish or maintain a strong sense of place, using the arrangements of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) Create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

6.20 LP policies 7.4, 7.5 and 7.6 relate to ensuring that development respects the local character of the area, promotes high quality public realm, and ensures that the architecture makes a positive contribution to a coherent public realm, streetscape and wider cityscape.

6.21 At a local level Policy D1 Design, states that the Council will seek to secure high quality design in development. The Council will require that development:

- respects local context and character;
- preserves or enhances the historic environment and heritage assets in accordance with “Policy D2 Heritage”;
- is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- is of sustainable and durable construction and adaptable to different activities and land uses;
- comprises details and materials that are of high quality and complement the local character;
- integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;
- is inclusive and accessible for all;
- promotes health;
- is secure and designed to minimise crime and antisocial behaviour;
- responds to natural features and preserves gardens and other open space;
- incorporates high quality landscape design (including public art, where appropriate) and maximises opportunities for greening for example through planting of trees and other soft landscaping,

- incorporates outdoor amenity space;
- preserves strategic and local views;
- for housing, provides a high standard of accommodation; and
- carefully integrates building services equipment.

The Council will resist development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

6.22 The Camden Planning Guidance (2015) on Design (CPG1) provides more detailed information on design issues.

6.23 In relation to alterations, the CPG states that (in summary), timber is the traditional window material and new windows should match the originals as closely as possible, characteristic doorway features such as porches should be retained where they make a positive contribution to the character of groups of buildings. Materials should complement the colour and texture of materials in the existing building.

6.24 With regards to roof extensions and terraces, the CPG states that additional storeys and 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 architectural 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.

6.25 The CPG states that a roof alteration or addition is likely to be unacceptable in the following circumstances where there is likely to be an adverse affect on the skyline, the appearance of the building or the surrounding street scene:

- There is an unbroken run of valley roofs;

- Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design;
- Buildings or terraces which already have an additional storey or mansard;
- Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition;
- Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces;
- Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves;
- The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level;
- Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form;
- Where the scale and proportions of the building would be overwhelmed by additional extension.

### **Assessment**

- 6.26 As set out in section 5 of this statement, it is proposed to construct a mansard roof extension to the existing building at 3 and 4 Percy Mews.
- 6.27 This will take the form of a traditional slate mansard with timber dormer windows.
- 6.28 There is a varied roof profile to Percy Mews with nos. 2 and 6 Percy Mews stepping down and no. 8/9 Percy Mews stepping up with a mansard roof at second floor level (as is proposed for 3/4 Percy Mews under this application). The buildings on the south side of Percy Mews are substantially taller than the buildings on the north side creating a varied roof profile to the mews as a whole.

6.29 It should be noted that the NPPF at paragraph 118, states that opportunities to use the airspace above existing residential and commercial premises for new homes should be supported by planning policies and decisions.

6.30 As a result, the proposal represents the effective use of land in accordance with the NPPF.

6.31 In terms of responding to the criteria set out at paragraph 5.7 of CPG 1:

- *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; **RESPONSE - there is no established form of roof addition in this mews and as a result this is not applicable, although it should be noted that no. 8/9 Percy Mews has a traditional mansard roof form and the proposal will be similarly detailed.***
- *Alterations are architectural sympathetic to the age and character of the building and retain the overall integrity of the roof form; **RESPONSE - these mews buildings were rebuilt follow the grant of planning permission in December 2000. The proposed traditional mansard roof form is considered appropriate and sympathetic to the character of the building and its integrity.***
- *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. **RESPONSE - there is a variety of roof heights and styles and it is not considered that a mansard roof to this building would cause harm.***

6.32 In terms of the criteria set out at paragraph 5.8 of the CPG:-

- *There is an unbroken run of valley roofs; **RESPONSE - not applicable as there are no valley roofs on this terrace of mews buildings.***
- *Complete terraces or groups of buildings have a roof line that is largely unimpaired by alterations or extensions, even when a proposal involves adding to the whole terrace or group as a coordinated design; **RESPONSE - there is an unimpaired roof line to 3-5 Percy Mews but this is at a different height to nos. 3 and 6 Percy Mews and no. 8/9 Percy Mews***

- *Buildings or terraces which already have an additional storey or mansard; **RESPONSE - not applicable as this building does not already have a mansard roof.***
- *Buildings already higher than neighbouring properties where an additional storey would add significantly to the bulk or unbalance the architectural composition; **RESPONSE - the building at no. 3/4 Percy Mews is taller than the immediately adjacent properties but smaller than other buildings within the mews. The additional storey would not unbalance the architectural composition of the mews, indeed it is considered that the proposal will add to the variety of roof profiles that is characteristic of this mews.***
- *Buildings or terraces which have a roof line that is exposed to important London-wide and local views from public spaces; **RESPONSE - not applicable***
- *Buildings whose roof construction or form are unsuitable for roof additions such as shallow pitched roofs with eaves; **RESPONSE - not applicable***
- *The building is designed as a complete composition where its architectural style would be undermined by any addition at roof level; **RESPONSE - a mansard roof form is common for this type of mews building and given that this is a relatively new building, it is not considered that the architectural style will be undermined by the proposed addition at roof level.***
- *Buildings are part of a group where differing heights add visual interest and where a roof extension would detract from this variety of form; **RESPONSE - the proposal will contribute to the variety of form within this mews.***
- *Where the scale and proportions of the building would be overwhelmed by additional extension. **RESPONSE - the scale and proportion would not be at all dominated or overwhelmed the additional extension. It is evident from the proposed views that the proposed roof form will be an appropriate addition in both scale and proportion.***

6.33 The proposed roof form represents a traditionally designed mansard roof which is considered appropriate for the architectural style of this building.

6.34 The buildings at nos 3-5 Percy Mews have a continuous roof line but the roof line of the mews as a whole is varied. As a result, in design terms an additional storey is considered appropriate and proportionate and will not dominate the existing building.



6.35 Overall, the proposed extensions and alterations are considered to be of a high standard of design and will comply with local design policies and guidance contained within CPG1 – Design and Policy D1 of the Local Plan.

**Impact upon the listed building and character and appearance of the Conservation Area**

6.36 Under paragraph 189 of the NPPF, in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.

6.37 Paragraph 192 states that in determining planning applications, local planning authorities should take account of:-

- The desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness.

6.38 Paragraph 195 states that “a proposal should not lead to substantial harm to or total loss of significance of a designated heritage asset unless it can be demonstrated that the harm or loss is necessary to achieve substantial public benefits or all of the following apply:-

- a) The nature of the heritage asset prevents all reasonable uses of the site; and
- b) No viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and
- c) Conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and
- d) The harm of loss is outweighed by the benefit of bringing the site back into use.

6.39 Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal (paragraph 196).

6.40 The effect of an application on the significance of non-designated heritage assets should be taken into account in determining the application (paragraph 197).

6.41 Policy D2 Heritage states that the Council will preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas, listed buildings, archaeological remains, scheduled ancient monuments and historic parks and gardens and locally listed heritage assets.

6.42 In relation to listed buildings. Policy D2 states that;

**"The Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas and Listed Buildings, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:**

**a. the nature of the heritage asset prevents all reasonable uses of the site;**

**b. no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation;**

**c. conservation by grant-funding or some form of charitable or public ownership is demonstrably not possible;**

**and**

**d. the harm or loss is outweighed by the benefit of bringing the site back into use.**

**The Council will not permit development that results in harm that is less than substantial to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm"**

6.43 In order to maintain the character of Camden's conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas.

- The Council will:
- require that development within conservation areas preserves or, where possible, enhances the character or appearance of the area;
- resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area;
- resist development outside of a conservation area that causes harm to the character or appearance of that conservation area; and

preserve trees and garden spaces which contribute to the character and appearance of a conservation area or which provide a setting for Camden's architectural heritage.

### **Assessment**

- 6.44 These mews buildings were rebuilt in around 2000 following the grant of planning permission and listed building consent in December 2000.
- 6.45 The Heritage Assessment states at paragraph 3.4 that **“nos. 3-4 Percy Mews is not considered now to be a designated heritage asset and it is not a non-designated heritage asset. The building does not make a positive contribution to the character and appearance of the Conservation Area but forms an element of the designated heritage asset”**.
- 6.46 As the Council considers the mews buildings to form part of the listing of nos. 3 and 4 Percy Mews, it is necessary to assess the degree of harm that the proposed roof extension causes to the setting of adjacent listed buildings.
- 6.47 The proposed roof extension adopts a heritage led approach to modern buildings within a conservation incorporating a traditionally designed mansard roof with timber dormer windows. The proposal has taken its lead from the mansard roof extension at no. 8/9 Percy Mews.
- 6.48 The rear elevations of nos. 3 and 4 Percy Street are not without interest but are not specifically referenced in the listing description and are largely hidden from view

behind the mews buildings along Percy Mews. The rear elevations of these buildings are certainly of lesser significance than the front elevations of these buildings.

- 6.49 Indeed, a view of the rear elevations of these properties is only possible from the roof of the mews buildings.
- 6.50 The mews buildings are set away from the main buildings and the proposed mansard roof slopes away from the rear elevations of these buildings, ensuring their setting is not harmed.
- 6.51 Overall, in our view the proposal will not lead to any harm to the significance (which is predominantly derived from the front elevations) of these listed buildings. As noted in the Heritage Assessment (paragraph 3.13), the existing mews buildings form an established part of the setting of the listed buildings and a mansard roof extension would not harm the character and appearance of the mews buildings.
- 6.52 There are undoubtedly benefits which accrue from creating an additional residential unit within this building and securing its optimum viable use through the efficient use of land.
- 6.53 In terms of the impact upon the character and appearance of the Conservation Area, the mansard roof has been carefully designed and adopts a traditional mansard form. This reflects the approach taken to nos. 8/9 Percy Mews.
- 6.54 The character of Percy Mews is derived from a variety of architectural approaches to the individual mews buildings and a varied roof profile.
- 6.55 This proposal will preserve that character and the increase in height of this building does not disrupt the character and appearance of this mews as a whole.
- 6.56 Overall, it is considered that the proposal upholds the statutory duties of preserving or enhancing the character and appearance of the Conservation Area.
- 6.57 The proposed mansard extension will not cause harm to the adjacent listed buildings and will preserve the character and appearance of the Conservation Area in

accordance with the provisions of the NPPF, the London Plan, Policy D2 of the Local Plan and the Conservation Area Appraisal.

### **Amenity**

6.58 Local Plan Policy A1, Managing the impact of development, states that the Council will:-

**“seek to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity. We will:**

- **seek to ensure that the amenity of communities, occupiers and neighbours is protected;**
- **seek to ensure development contributes towards strong and successful communities by balancing the needs of development with the needs and characteristics of local areas and communities;**
- **resist development that fails to adequately assess and address transport impacts affecting communities, occupiers, neighbours and the existing transport network; and**
- **require mitigation measures where necessary”**

6.59 The factors the Council will consider include:

- visual privacy, outlook;
- sunlight, daylight and overshadowing;
- artificial lighting levels;
- transport impacts, including the use of Transport Assessments, Travel Plans and Delivery and Servicing Management Plans;
- impacts of the construction phase, including the use of Construction Management Plans;

- noise and vibration levels;
- odour, fumes and dust;
- microclimate;
- contaminated land; and
- impact upon water and wastewater infrastructure.

6.60 Camden's Planning Guidance relating to amenity provides detailed information relating to overlooking, privacy and outlook.

6.61 This states that development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree. It states that design measure to reduce overlooking and loss of privacy include obscured glazing, screening.

### **Assessment**

6.62 Issues surrounding amenity have been carefully considered as part of the design development stage and it is considered that the proposals will not result in any adverse amenity impacts.

6.63 The main properties that is likely to be affected are nos. 3 and 4 Percy Street. These buildings are in commercial use.

6.64 Other properties are considered to be sufficiently removed from the mews building so as not to be adversely affected by the proposal.

6.65 The proposed roof extension is set back sufficiently from the rear of nos. 3 and 4 Percy Street.

6.66 It is not considered that there will be any adverse impact upon the level of sunlight and daylight enjoyed by surrounding buildings as a result of the proposal.

6.67 There is already a degree of mutual overlooking between the mews building and the main building at ground and first floor level. This situation will not be worsened as a result of the proposal.

## 7 Summary and Conclusions

- 7.1 The proposed roof extension to this building will provide an additional residential unit within this building. The scheme is a contextual design conceived by RGP Architects.
- 7.2 The proposal will result in the increase of residential floorspace. The proposal therefore complies with local policies relating to the provision of high quality residential accommodation.
- 7.3 Careful consideration has been given to the relevant policies and in particular the Camden Planning Guidance relating to design, throughout the design development process.
- 7.4 The proposed roof extension will not harm the significance of surrounding listed buildings and will preserve the character and appearance of the Conservaiton Area and importantly the character of this mews.
- 7.5 The use of materials and design of the roof extension is appropriate and will preserve the character and appearance of the Conservation Area.
- 7.6 The proposal represents the effective use of land by developing the airspace above and existing residential premises to create a new home in accordance with NPPF paragraph 118.
- 7.7 Overall, the proposal complies with the relevant policies at national, regional and local level and it is therefore considered that the proposal is acceptable in planning terms and planning permission and listed building consent should be granted.