

**R00003/BH/MR**

6<sup>th</sup> November 2018

FAO: Laura Hazelton  
London Borough of Camden  
Culture & Environment Directorate  
2<sup>nd</sup> Floor  
5 Pancras Square  
London  
N1C 4AG

Dear Ms Hazelton,

**87 – 89 CAMDEN MEWS, CAMDEN, LONDON, NW1 9BX**  
**PLANNING APPLICATION SUBMISSION FOR RESIDENTIAL DEVELOPMENT**  
**CAMDEN MEWS LTD**

I write on behalf of our client, Camden Mews Ltd, to submit a full planning application for the redevelopment of the above site. Planning consent is sought for:

*“Demolition of three single storey garages and erection of 4 x 3 bed mews dwellings and associated cycle parking and landscaping.*

The proposals have been subject to pre-application meetings (LPA Ref.20183256/PRE) with planning and design and conservation officers at the London Borough of Camden, here after ‘the Council’. This has included a site visit on 25<sup>th</sup> July 2018 and a follow up meeting at the Council’s offices on 3<sup>rd</sup> September 2018. The consultancy team have also notified the Camden Square Conservation Advisory Committee of the proposals and welcomed their comments.

This letter details the site context and assesses the current proposals against the relevant planning policy context. In addition, it provides a heritage statement given the site’s context within the Camden Square Conservation Area and proximity to listed buildings.

**Site Context**

The site is located on the northern side of Camden Mews which runs parallel to Camden Road and comprises two and three storey residential dwellings which are intersperse with modern and older mews houses alongside some commercial workshops. The three existing buildings on site are single storey buildings located on the northern side of Camden Mews and historically used as domestic car and storage garages. Alongside the site are a number of two and three storey residential dwellings and located opposite are two storey residential dwellings.

The site lies within the Camden Square Conservation Area and the house and attached garage at 62 Camden Mews is identified as a Grade II statutory Listed Building. The Camden Square Conservation Area Appraisal (March 2011) identifies the site within ‘The Mews’ character area and notes that these areas were originally subsidiary to the square detailing that this has largely been respected in the modern redevelopments, which are generally of two or two and a half storeys and of a high design standard. The site is noted as a neutral contributor to the Camden Square Conservation Area.

## Relevant Planning History

Planning permission was granted on 1<sup>st</sup> December 1972 under LPA Ref.CTG/G13/13/1/1449 for the 'erection of two x three room houses on the site of 89 Camden Mews'. On 12<sup>th</sup> April 1984, the Council wrote to the occupier of 64 Camden Mews with regard to 89 Camden Mews and confirmed 'that the development was begun within five years of the grant of planning permission in that the northern flank wall (as opposed to boundary wall) has been built. In these circumstances it is no longer necessary for the original planning permission to be renewed'. The planning permission and correspondence is enclosed at appendix A of this letter.

Therefore, the above planning permission was implemented through the construction of the party wall and this is evidenced by the correspondence received from the Council dated 12<sup>th</sup> April 1984.

## Planning Policy Context

The relevant development plan comprises Camden's Local Plan (2017) and relevant supplementary guidance policies (2011). Alongside Camden's Local Development Framework, the London Plan and the NPPF (2018) are both material considerations.

## The Proposal

The proposal comprises the demolition of existing buildings and the construction of 4 no. 3 bedroom mews dwellings which are to be 2 storeys in height, with a third floor recessed from the street frontage. The dwellings are generous in size and are 133 sq m. To the rear of each of the proposed dwellings a setback is proposed at first and second floor to create glass roofs to the ground floor and Juliet balconies at first floor. This will provide a high-quality environment for future occupiers.

As requested by the planners through the pre-application process, the bin and cycle stores are secured within each of the entrances of the dwellings off Camden Mews.

The proposed materials are detailed within the Design and Access Statement prepared by Chassay + Last and comprise: facing brickwork with recessed brickwork and contrasting brick; powder coated aluminium windows; sliding slatted timber screen for privacy and timber entrance doors. In addition, PV panels and green roofs are proposed to ensure the scheme is highly sustainable.

## Planning Considerations

### ***1. Principle of Development and Proposed Residential Land Use***

The site is deemed brownfield land and in accordance with paragraph 17 of the NPPF, the effective use of land is encouraged by reusing land that has been previously developed (brownfield land), provided it is not of high environmental value. Policy D2 'Heritage' of Camden's Local Plan states that to maintain the character of Camden's Conservation Areas, the Council will resist the total or substantial demolition of an unlisted building that makes a positive contribution to the character or appearance of a conservation area unless circumstances are shown that outweigh the case for retention. The site currently accommodates three single storey storage sheds which are derelict in nature. They are deemed to make a neutral contribution to Camden Mews and the wider Conservation Area, therefore the demolition of them is supported to optimise the site for an alternative use.

Camden's Local Plan H1 'Maximising Housing Supply' regards self-contained housing as the Borough's priority land use, therefore, the redevelopment of site to provide housing accords with the core principle of Camden's Local Plan, the London Plan and the NPPF through effectively using brownfield land to deliver housing.

## **2. Housing Mix**

The proposal would provide 4 x 3no. bed dwellings which accords with Policy H7 'Large and Small Homes' and meets the identified need for family sized units. 3-bedroom market units are deemed a 'high priority' within Camden, therefore the development would accord and meet this high priority need as dictated by Local Plan Policy H7. Whilst a housing mix is not provided it is deemed acceptable that the provision of larger family units is considered appropriate for this location and the small scale of development further justifies this.

## **3. Design, Scale, Bulk and Massing**

Local Plan policy D1 outlines that the Council will seek to secure high quality design in all development. Policy D2 requires that development within conservation areas preserves or, where possible, enhances the character or appearance of the area.

The design of the proposal is detailed within the accompanying Design and Access Statement prepared by Chassay + Last. The proposal is in the formation of a terrace infills the gap between the existing building at 85 Camden Mews and 91 Camden Mews. The building line of the new dwellings would come forward to the pedestrian footway, with a front bay giving way to a recessed private entrance door and refuse store to each house. The building would be three storeys high which is deemed acceptable and there is precedent along the mews for this storey height. Therefore, the overall bulk and massing is deemed acceptable for this site and further endorsed by officers through the pre-application discussions.

The detailed design of the scheme is assessed in the supporting Design and Access Statement Produced by Chassay + Last.

## **4. Affordable Housing**

The proposal will provide an offsite contribution towards affordable housing in accordance with Core Strategy Policy H4 'Maximising the Supply of Affordable Housing' which seeks to maximise the supply of affordable housing in the borough. The sliding scale has been applied to the proposed GEA of the development and the Council's multiplier of £2,650. The contribution has been calculated as follows:

- The proposed GEA of the development is 561 sq m;
- The GEA of the implemented scheme as permitted by permission LPA Ref.CTG/G13/13/1/14499 is 246 sq m;
- The proposed GEA of which the affordable housing policy is applicable is therefore a gain of 315 sq m;
- As 3 dwellings are proposed (excluding the implemented permission for 1 dwelling) 6% is the relevant ratio which should be applied according to the guidance which comprises 18.9 sq m; and
- The off-site affordable housing contribution therefore totals = £50,085.

## **5. Standard of Residential Accommodation and Amenity of Adjoining Occupiers**

Camden's Local Plan Policy H6 'Housing Choice and Mix' seek to ensure high quality accessible homes in all new developments and encourages all housing to be functional, adaptable and accessible. Building Regulation M4 (2) requires 10% of new-build self-contained homes to be suitable for occupation by wheelchair users. In addition, Local Plan Policy D1 sets a criteria for all new housing developments to meet.

The dwellings are all 133 sq m in size which exceeds both Camden's and the National Space Standards. The layout of the dwellings has been planned logically and each unit has good floor to ceiling heights and

are dual aspect. The supporting Daylight and Sunlight Assessment prepared by BVP confirms that all dwelling would achieve good levels of daylight and sunlight. In addition, each of the units has access to private outdoor amenity space which also exceeds Camden's adopted standards and the London Plans. The standard of residential accommodation proposed is therefore considered high and exceeds both local and regional policy standards.

Camden's Local Plan Policy A1 'Managing the Impact of Development' seeks to protect the quality of life of occupiers and neighbours to ensure harm to amenity is not caused through new developments. The principal outlook from the new dwellings would be to Camden Mews (south-east). There are very limited openings to the properties on the opposite side of the mews which prevents any direct overlooking. To the rear of the new dwellings, separation distances of 18m are achieved between the rear of the properties along Camden Road. This presents a substantial distance within a built-up urban area of London of which the site is characterised. In addition, it is proposed that a timber trellis is installed to the top of the boundary wall to further ensure privacy is maintained between the properties. The proposed second floor terrace will also be enhanced with planting which will further limit views between the properties.

In terms of impact on daylight and sunlight and overshadowing of adjoining occupiers, the proposal is set within an established building line and will therefore not impact upon neighbours. The supporting Daylight and Sunlight Assessment prepared by BVP further confirms that the proposal will not impact on the daylight and sunlight of adjoining occupiers.

It is clear that the dwellings have been well designed and will provide a high standard of accommodation in accordance with Policy D1 Design for future occupiers and will not impact on the amenity of neighbouring occupiers in accordance Policy A1 'Managing the Impact of Development'.

## **6. Heritage Statement**

### *The Site and Conservation Area*

Camden Square is a primarily nineteenth century inner London suburb, comprising a planned development in a gridded street layout running parallel to and perpendicular from Camden Road, with the layout focused around Camden Square. Camden Mew cuts across Camden Park Road. The mews is part of the Camden Square Conservation Area, designated in October 1974, it includes Camden Square and Rochester Square, bordered by Camden Road to the North West. The boundary was extended in 1980 and 2002.

The site is identified in the Camden Square CA appraisal as providing a neutral contribution to the CA, it is not a designated listed as a statutory or local heritage asset.

### *Legislation*

There is national legislation and guidance relating to the protection and treatment of the historic environment within the development process. These identify the historic environment as a nonrenewable, fragile and finite resource and place a priority on its conservation. The key piece of legislation relating to conservation areas is contained in the Planning (Listed Buildings and Conservation Areas) Act 1990. Section 72 of the Act places a duty on the decision maker to have special regard to the desirability of preserving or enhancing the character or appearance of the Conservation Area.

### *National Policy Relating to the Historic Environment*

More detailed national policy relating to the historic environment is contained in the National Planning Policy Framework (2018). The NPPF paragraph 189 states that Local Planning Authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made to

their setting. The level of detail should be proportionate to the assets importance, and no more than is sufficient to understand the potential impact of the proposal on their significance.

#### *Local Policy Framework and Policies*

Local Authorities are responsible for the protection of the historic environment within the planning system and the formulation of policies to support this obligation. Treatment of the historic environment within the development process is covered by the Camden Development policy DP2 'Heritage'.

Policy D2 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 and so on. It places emphasis on the importance to preserve or where possible enhance the character of the area.

#### *The Camden Square Conservation Area Character Appraisal*

The Conservation Area centres around Camden Square which forms the principal public space. The main building stage which set out the urban form dates to around 1845. Development began with large houses built around Camden Square and soon spread along Camden Road, characterised by urban growth typical of mid-nineteenth century London. By 1849, Camden Road, Camden Square, Canteloves Road, Maiden Lane (later known as York Way), Murray Street, Rochester Square, St. Pauls Road (later Agar Grove) and Stratford Place (later Stratford Villas) were formed. Camden and Murray Mews were also laid out at this time but unnamed. Stuccoed Italianate Villas dominate Camden Square and Road, while plainer brick houses with arched windows and projecting eaves are more common in the higher density North East end of the Square. The two Mews were built commensurate with Camden Square and were known in the 19th Century as 'Camden Mews North' and 'Camden Mews South'. These obeyed the traditional 17th Century London urban design of mews; proposed as stables and coach houses to serve the grander town houses of the Square. There are five-character areas in the Conservation Area, of which the Mews forms one such sub-area. The others include Camden Square, Rochester Square, the Boundary Roads; and the grid of streets comprising the planned estate development.

Early maps (1873) show the group were built at the south end of orchards between 1850 and 1873. In 1875, there were a series of orchards and market gardens coming off Camden Road. Later maps (1986) shows the distinction clearly between the building to the north and a yard with a small outbuilding possibly for coach or horses at the rear. Historically the Mews were not built as originally proposed and only a few mews houses were built to serve the grander houses resulting in a low density at first. Camden Mews is based on three stretches in a diagonal north easterley section between Rochester Square and Camden Park Road along a gentle rise in topography up towards Camden Park Road. The site lays within the section between Canteloves Road to Camden Park Road.

The streetscape of the Conservation Area is varied and this is exhibited by a variety of forms, details and materials. The pattern of land ownership meant that the whole area was developed in a piecemeal fashion. The immediate context is an assortment of buildings of varying styles and ages. Nos. 56, 58 77 whilst being amongst the oldest in the Mews which have undergone significant alteration. Nos. 56 and 77 have had white washing applied to the original stock brick. There are Later developments such as 70-83, 78 - 82 & 101-103 which are predominantly in brick with rectangular bays defining small external areas of poor quality and giving a castellated effect to the enclosure of the Mews.

A key character of Camden Mews is its irregularity of design and materials. The buildings are of a small scale there are many varied and interesting designs reflecting piecemeal development over 150 years. A description of the Mews from the CA Appraisal is given as follows:

“Camden Mews and Murray Mews represent areas of artists/architects studio houses which became fashionable from the early 1960s. Parts of the mews remained unfinished, and years later, as traffic on main roads and land values increased, the relative seclusion and cheapness of the land made them popular places for architects to build their houses. This accounts for the inventiveness and variety that is characteristic of these mews. The majority of plots have been built as independent dwellings and/or workshops at the ends of the gardens of the frontage houses. The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews’ scale, form, and variety of styles and materials”.

In its current form, the urban grain of the mews is fine characterised with narrow plots, the site is much wider and only accommodating single storey garages. New development is expected to maintain this attention to scale and detail as this contributes to the variety, appearance and character of the Mews. In our opinion the buildings have been sensitively designed and in keeping with the established character of the mews in terms of scale, bulk, massing and materials. The proposals will remove existing dilapidated structures which detract somewhat from the appearance of the area. The repair of the streetscape with an in keeping terrace of townhouses will thus have enhance the character and appearance of the conservation area.

#### *Setting of Listed Building*

Whist there is a listed building on the opposite side of the Mews, the site has very limited relationship with this building. On balance it is clear the scheme will not detract from the setting of the listed building.

#### **Conclusion**

The Mews are characterised by variety in terms of style, age and quality of architecture. Both historic and later development conform to a frontage of two stories with upper accommodation either set back from the main building line or within a pitched roof to preserve the perceived low scale from the Mews at street level. This is affirmed by Policy H2 which states “that local authorities must take into account the desirability of new development making positive contribution to character and local distinctiveness of the historic environment. The consideration of design should include scale, height, massing, materials and use”.

There is substantial precedent within the Mews for contemporary development, providing that it is of a high architectural quality and follows the scale, proportion, massing, volume and height established by the Mews. The proposed development provides this whilst taking reference from the immediate surroundings. From an assessment of the site and its setting, its primary interest lay in its industrial past and maintaining the sense of enclosure to the Mews. The existing buildings make a neutral contribution to the Conservation Area. The definition of conservation can be read as managing change in the historic environment and this can be seen in the evolution of the Mews and potential exists to reinvigorate the site through residential use and to create an innovative architecture. In accordance with paragraph 192 of the NPPF, the demolition of the existing buildings will not have an impact upon the conservation area given their neutral contribution and the proposed development will make a positive contribution to the local character and distinctiveness of the area.

#### **7. Highways**

Camden’s Local Plan Policy T1 aims to promote walking, cycling and public transport use, and requires any new dwelling to provide secure, covered cycle parking. Local Plan Policy T2 aims to mitigate the impact of

new development on the transport network and requires any new dwelling to be designated car-free, with a Legal Agreement signed to waive occupiers’ rights to on-street and off-street parking.

Camden Mews is characterised by predominantly 2 and 3 storey buildings of which were designed and built from 1960s onwards. The proposal is to be 3 storeys in total which steps back at the second storey onto the mews. The height and massing are in keeping with the mews and there is precedent for three storeys throughout the road. The design of dwellings is proposed to be of a high quality whilst respecting the local context and character of the mews whilst introducing a contemporary design approach. The proposal integrates well with the surrounding streets and will be accessible for all in accordance with Policy D1 'Design' of the Local Plan. The Proposal will enhance the character and appearance of the conservation area and will redevelop two buildings which currently provide a neutral contribution in accordance with Policy D2 'Heritage' of the Local Plan.

## **8. Energy and Sustainability**

Camden's Local Plan Policies CC1, CC2 and CC3 set out the energy and sustainability targets for new developments. An Energy and Sustainability Statement has been prepared by JAW Sustainability to support the proposals. This demonstrates that the development follows the energy hierarchy incorporating passive design measures and energy efficient equipment. The development comprises efficient building fabric, including new insulation and highly efficient glazing alongside efficient gas heating and heat recovery ventilation to maximise carbon savings for the site which results in a 13.65% saving for the site. The proposals therefore comply with the principles of Local Plan Policies CC1, CC2 and CC3.

## **9. Construction Management**

Camden's Local Plan Policy A1 'Managing the Impact of Development' requires a Construction Management Plan will be sought for new developments which are characterised by the following:

- Poor or limited access on site;
- Accessed via narrow residential streets; and
- Areas with a high number of existing active construction site.

A Construction Management Plan has been prepared by Chassay + Last which demonstrates the site will be constructed safely.

## **10. Community Infrastructure Levy and S106**

Mayoral and Camden's Community Infrastructure Levy are applicable to the proposed development of which totals £125,400 + indexation. This has been calculated as follows:

- Proposed floorspace of 532 sq m (GIA) x £550 (CIL charge rate) = £292,600;
- Existing Floor Space of Garages 58 sq m<sup>2</sup> + Implemented Scheme 246 sq m<sup>2</sup> = 304 sq m<sup>2</sup>;
- 532 sq m<sup>2</sup> – 304 sq m<sup>2</sup> = 228 sq m<sup>2</sup> x £550 sq m<sup>2</sup> = Total CIL Liability of £125,400;
- £167,200 is the discount for the Existing Floorspace of Garages + Implemented Scheme which is subtracted from the overall liability of £292,600; and
- The CIL liability therefore totals £125,400.

In terms of S106 obligations, a financial contribution towards affordable housing will be secured alongside other obligations including car free development and construction management.

## **Conclusion and Planning Benefits**

The pre-application proposal would redevelop a brownfield site and provide residential dwellings which is Camden's priority land use. It would deliver 4 x 3 no. bed high quality dwellings which would provide a high standard of living accommodation for future occupiers and not impact upon the privacy of the surrounding

occupiers.

The proposal has been designed to respect the mews characteristic and the wider Camden Square Conservation Area and would provide an enhancement in comparison to the existing building which make a

neutral contribution. Overall the proposals are in line with both Camden's Local Plan and relevant guidance, the London Plan and the NPPF.

### **Scope of Planning Application Submission**

The scope of the planning application was set out in the formal pre-application response dated 6<sup>th</sup> September 2018 and agreed in writing with Stuart Clapham via email. The planning application documentation comprises:

1. Application forms and certificates – ROK Planning November 2018;
2. Site Location Plan @1:1250 – Chassay + Last November 2018;
3. Existing and Proposed Drawings (Appendix A) – Chassay + Last November 2018;
4. Design and Access Statement (Incl photomontages/sketches and street scenes) – Chassay + Last November 2018;
5. Ecology Assessment – August 2018;
6. Sustainability and Energy Statement – Jaw Sustainability October 2018; and
7. Daylight and Sunlight Assessment – Brooke Vincent Partnership October 2018

The planning application fee of £1,848 will be paid online by credit card.

The submitted documents demonstrate the works are considered appropriate as they comply with national and local planning policy and will bring forward significant planning benefits as set out in the conclusions of the planning statement.

I trust that the above and submitted information is self-explanatory and I await validation of the application. If however you should have any questions in the interim please do not hesitate to contact either myself or Beth Hawkins at this office.

Yours sincerely



Matthew Roe  
**Director**