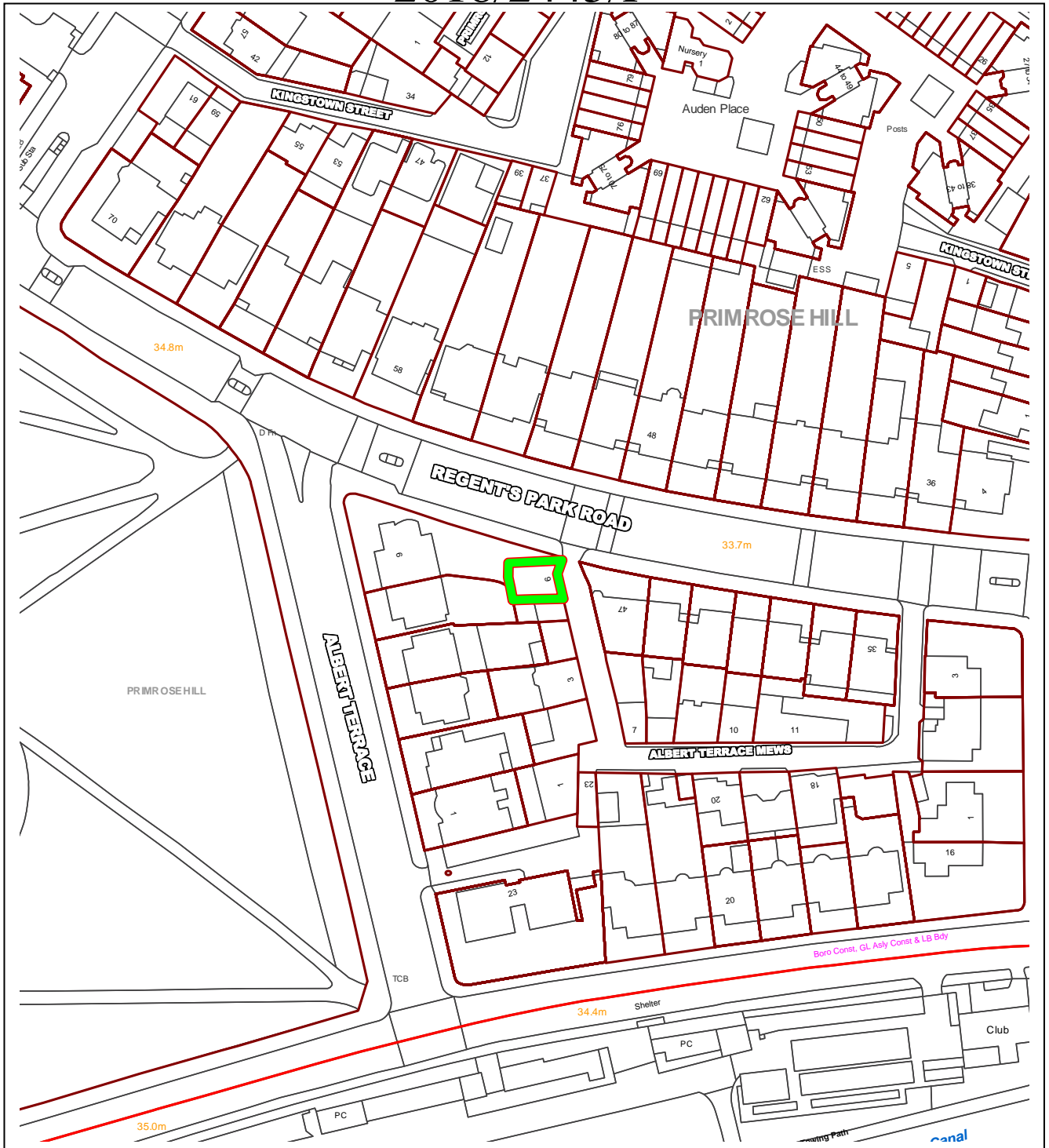


6 Albert Terrace Mews, NW1 7TA 2018/2445/P



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Site photos 6 Albert Terrace Mews (2018/2445/P)



Photo 1: Front elevation of application site



Photo 2: View of part of front façade of application site and neighbouring property at no. 5 Albert Terrace Mews



Photo 3 and photo 4: Existing roof of the property and views from the garden of the neighbouring property at no. 6 Albert Terrace.



Photo 5: View of the property looking south from Regent's Park Road



Photo 6: Longer views of the application site from Regent's Park Road looking west



Photo 7: Longer views of the application site from Regent's Park Road looking east



Photo 8: Glazed access roof structure at no. 5 Albert Terrace Mews

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|--|----------------------------|---|-------------------------------------|-------------------|
| Delegated Report | | Analysis sheet | Expiry Date: | 19/07/2018 |
| (Members Briefing) | | N/A | Consultation Expiry Date: | 16/07/2018 |
| Officer | | | Application Number(s) | |
| Elaine Quigley | | | 2018/2445/P | |
| Application Address | | | Drawing Numbers | |
| 6 Albert Terrace Mews London NW1 7TA | | | See draft decision notice | |
| PO 3/4 | Area Team Signature | C&UD | Authorised Officer Signature | |
| | | | | |
| Proposal(s) | | | | |
| Lowering of the ground floor to provide level access; alterations to the existing elevations and roof to include the reinstatement of a painted brickwork finish; alterations to fenestration front, rear and side; lowering the existing roof terrace level; provision of a glass access structure, slate tiles, upstand parapet and planters to the roof; lowering and reducing the roof profile of the side extension to include a standing seam metallic roof; and conversion of the property to ancillary guest accommodation for 6 Albert Terrace. | | | | |
| Recommendation(s): | | Grant conditional planning permission subject to s106 legal agreement | | |
| Application Type: | | Householder Application | | |

| | | | | | | |
|--|--------------------------------|----|------------------|----|-------------------|----|
| Conditions or Reasons for Refusal: | Refer to Draft Decision Notice | | | | | |
| Informatives: | | | | | | |
| Consultations | | | | | | |
| Adjoining Occupiers: | No. notified | 00 | No. of responses | 07 | No. of objections | 07 |
| Summary of consultation responses: | | | No. Electronic | 07 | | |
| <p>A press notice was published on and a site notice was displayed on 22/06/2018 that expired on 16/07/2018.</p> <p>Councillor Patricia Callaghan (Deputy Leader and Ward Councillor for Camden Town and Primrose Hill) objected to the application on the following grounds</p> <p><u>Use of the mews house</u></p> <ul style="list-style-type: none"> Strenuously object to the use of the property as ancillary accommodation for the main house. Policy H3 allows the reduction of one unit. This will involve the loss of 6 flats or a 4 bedroom family house. <p><i>Officer comment: See paragraphs 2.2 to 2.4</i></p> <p><u>Noise</u></p> <ul style="list-style-type: none"> If the mews house is used as a staff house the accompanying noise will impact on neighbours and proposes to transform it and the unique Mews house into a blemish in the heart of the conservation area <p><i>Officer comment: See paragraph 2.29</i></p> <p>7 letters of objection have been received from local residents at no. 5 Albert Terrace Mews, no. 7 Albert Terrace Mews, Basement Flat, no. 5 Albert Terrace Mews; no. 68 Regent's Park Road; Flat 6, Flat 6, 47 Regent's Park Road, Flat 1, 47 Regents Park Road and Flat 3, 20 Prince Albert Road</p> <p><u>Loss of homes</u></p> <ul style="list-style-type: none"> Object to the use of 6 Albert Terrace Mews as ancillary accommodation to 6 Albert Terrace. Until relatively recently 6 Albert Terrace contained 6 flats. The Mews house behind, which the developers wish to use for ancillary guest accommodation is a four bedroom home. To lose both of these properties to the available housing in Primrose Hill would be a loss of 7 potential homes contrary to Local Plan Policy H3 designed to prevent such a loss. <p><i>Officer comment: See paragraph 2.5 to 2.7</i></p> <ul style="list-style-type: none"> Object to loss of permanent residential accommodation to ancillary guest accommodation. Concerned that there may be plans for something other than homes. <p><i>Officer comment: See paragraph 2.5 to 2.7 and paragraph 2.35</i></p> <p><u>Amalgamation of the 2 houses</u></p> <ul style="list-style-type: none"> Object to the use of extensive pile driving as proposed which suggest plans to amalgamate the two homes. This sounds like the creation of a palatial home, totally out of character with the Primrose Hill Conservation Area. <p><i>Officer comment: No piling included in this application. See paragraph 2.5 to 2.7 and paragraph 2.34</i></p> <p><u>Design</u></p> <ul style="list-style-type: none"> Object to lowering of the mews house floor level to the point that there is no | | | | | | |

longer a step. Having a step is a feature of these original mews houses.

Officer comment: See paragraph 2.9

Disruption

- Object to huge disruption to traffic and the neighbourhood. Regent's Park Road is very busy and the turning with Albert Terrace used by the bus 274 a regular service (every 10 mins or so). The bus has recently been extended to double decker in response to demand.

Officer comment: See paragraph 2.30

- Object to further disturbance that would be caused to the neighbours if this development was allowed to proceed. Work is currently being carried out at 45 Regent's Park Road, approval has been given at 20 Albert Terrace Mews and there two further applications currently being considered at 6 Albert Terrace. If approval is given a condition should be included to prevent these five buildings works taking place at the same time.

Officer comment: Construction works are carried out for a temporary period of time. It is not possible to condition an application to prevent construction works taking place at the same time at different properties. An informative would be attached to any permission to control the hours during which construction work can be undertaken.

Primrose Hill CAAC – objects

Pre-consultation engagement

- The CAAC noted that it had been offered no pre-application discussion on the application, despite guidance on pre-application engagement with the local community in the NPPF

Officer comment: See paragraphs 2.2 to 2.4

Loss of housing

- Object to the conversion of the property to ancillary guest accommodation for 6 Albert Terrace. Although made under the address 6 Albert Terrace Mews, the application addresses both 6 Albert Terrace Mews and 6 Albert Terrace in terms of use

PHCAAC has always opposed the loss of smaller dwelling units in our area. This proposal needs to be seen as cumulatively part of a major loss of dwelling units. Policy H3 resists the loss, including the cumulative loss, of two or more homes. In this case the cumulative loss would be of six homes. Further, the loss would be from permanent residential accommodation to 'ancillary guest accommodation' which is clearly of a temporary nature.

Officer comment: See paragraphs 2.5 to 2.7

Alterations to floor levels

- There are great concerns that the proposed alterations to floor levels in the Mews house imply the very substantial rebuilding of the interior of the house. It is recognised that the building is not listed and such internal work is not subject to planning control. Under this circumstance we would strongly urge that any consent which may be granted – for the external works in association with the internal changes, for example – should include a legally enforceable CMP, agreed with neighbours, to protect the amenity of neighbours in both Terrace and Mews

Officer comment: See paragraphs 2.23 and 2.30

CAAC/Local groups* comments:

*Please Specify

Site Description

The site is located to the west of Albert Terrace Mews at its junction with Regent's Park Road that lies to the north. It comprises a two storey end of terrace mews house that is occupied as a single family dwelling house (C3 use). The two storey mews building includes a pitched roof and its elevations are rendered. The property has been extended unsympathetically in the past with a two storey side extension following the line of the road. This appears to have been constructed between 1879 and 1894. The original ground floor coach doors on the front elevation have been lost and replaced with two single full height glazed window openings. The original roof has also been compromised with an insert roof terrace and box skylight.

The front of the building directly abuts onto Albert Terrace Mews. There is a small area of hard landscaping to the rear measuring approximately 35 sq. m with a boundary fence located approximately 2m from the rear elevation of the mews building. The northern part of the sunken terrace includes two mature lime trees.

The application site and no. 6 Albert Terrace that lies to the west are within the same ownership, however they are not physically linked.

The site is located in the Primrose Hill Conservation Area. The building is not listed but is identified as making a positive contribution to the character and appearance of the conservation area and is listed for its group value (nos. 3-9 consecutive). Views from Regent's Park Road into the mews and views to the north towards no. 52 Regent's Park Road are identified in the Conservation Area Statement as being significant.

This part of the Primrose Hill Conservation Area is very open and spacious in character with low density development and abundant vegetation. It is dominated by the important open spaces of Primrose Hill and Regent's Park around which are set by impressive terraces and villa style properties arranged as pairs of semi-detached houses, often designed to appear as one large residence. The building is surrounded by listed structures and buildings which include the Grade II listed drinking fountain at the junction with Albert Terrace, Primrose Hill which is a Grade II listed park lies to the west of Albert Terrace, K2 telephone kiosk which is Grade II listed at the junction of Prince Albert Road at the southern end of Albert Terrace and no. 36 Regent's Park Road which is a Grade II listed building to the east of the site on the north side of Regent's Park Road.

Relevant History

Planning permission was **granted** on 14/02/1989 (ref 8802523) for the formation of a new roof terrace and the erection of a chimney including minor alterations on the rear. The alterations included altering the existing roof to provide roof terrace and access, altering existing west (rear) elevation including removing the existing window and reinstating rendered wall, and enlarging existing semi-circular window to match existing arch headed windows adjacent.

A planning application has been submitted (ref 2018/3222/P) for excavation of a basement; the installation of air handling units at ground floor level; the blocking up of a side door; the lowering of a rear window cill to create a doorway; lowering the ground floor to provide level access; and conversion of the property to ancillary guest accommodation to 6 Albert Terrace. This application is pending consideration.

6 Albert Terrace

Planning permission was **granted** on 22/08/2003 (ref PEX0300139) for change of use and works of conversion from six self-contained flats to a single-family dwelling house. This was implemented and the building is now occupied as a single-family dwelling. Council tax records show that the property has been a single family dwelling since 2005.

Planning permission was **granted** on 06/11/2018 (ref 2018/2225/P) for reinstatement of the original window opening in the rear elevation; the addition of a rear balcony at raised ground floor level; demolition, rebuild and raising a section of the boundary wall; addition of a roof terrace at second floor level and other minor alterations to the existing single family dwelling (C3 use class).

A planning application has been submitted (ref 2018/2342/P) for basement extension, partial demolition and rebuild (in facsimile) of the boundary wall to the north west and the installation of air handling units at lower ground floor level. This application is pending consideration.

Relevant policies

National Planning Policy Framework 2018

London Plan 2016

Draft London Plan 2018

Camden Local Plan 2017

H3 Protecting existing homes
A1 Managing the impact of development
A2 Open space
A3 Biodiversity
CC1 Climate change mitigation
CC2 Adapting to climate change
D1 Design
D2 Heritage

Primrose Hill Conservation Area Statement (adopted 2000)

PH19 (roof extensions and alterations); PH22 (dormers and roof lights); PH36 (front gardens and boundary structures)

Camden Planning Guidance

CPG1 design (July 2015 updated March 2018)
CPG2 housing (May 2016 updated March 2018)
CPG3 sustainability (July 2015 updated March 2018)
CPG6 amenity (September 2011 updated March 2018)

Assessment

1.0 Proposal

- 1.1 Permission is sought for the lowering of the ground floor by 0.35m to provide level access; alterations to the existing elevations and roof; alterations to fenestration front, rear and side; lowering the existing roof terrace level; provision of a glass access structure, slate tiles, upstand parapet and planters to the roof; lowering and reducing the roof profile of the side extension to include a standing seam metallic roof; and conversion of the property to ancillary guest accommodation for 6 Albert Terrace.
- 1.2 The proposal includes works of demolition. This would include the removal of the roof on the two storey side extension and opening up in part of the walls on the ground floor. With works of demolition to a positive contributor the Council's terms of reference that apply are section (iii) that states that works "*involving any demolition (other than minor demolition) of any listed building (including locally listed buildings) and buildings considered to make a positive contribution to a conservation area*" would be determined at Planning Committee. However in this instance it is officer's opinion that the demolition works are minor in the context of the mews building as a whole and the majority of the works relate to alterations to the building. Therefore the application is being considered under delegated powers and is being presented to Members' Briefing due to receipt of more than 3 objections from local residents and an objection from the conservation area advisory committee.
- 1.3 The alterations to the elevations would include the following:

Original mews house

- (i) Remove the ground floor windows on the front elevation and replace with new window including timber window shutters and front door
- (ii) Remove the first floor windows on the front elevation and replace with single sash window
- (iii) Remove the metal roof access structure and association skylight and replace with frameless glass roof access structure
- (iv) Lower roof terrace by approx. 300mm and low profile balustrade
- (v) Reinstatement of low profile overhang eaves and leaded upstand
- (vi) Installation of roof planters

Two storey side extension

- (vii) Remove the first floor window in the side elevation and replace with an enlarged frameless picture frame window
- (viii) Remove the ground and first floor window opening on the rear elevation of the two storey side extension and replace with fixed shut window and sliding door opening at ground floor level and enlarged window opening at first floor level
- (ix) Removal of the windows and frames of the ground and first floor windows
- (x) Remove the concrete tiled pitched roof of two storey side extension and replace with lower

- profile standing seam metal roof painted to match lead and reinstatement of parapet wall
- (xi) Remove the concrete roof tiles and replace with slate tiles
- (xii) Remove the fence on the boundary with no. 6 Albert Terrace

1.4 The proposal would also include lowering the internal floor level by 350mm to provide level access however these works do not require planning permission as the building is not listed.

Revisions

1.4 During the course of the application revised drawings were submitted:

- (i) The ground floor front elevation amended to include a solid oak column between the new front door and the window to mirror the composition of the neighbouring property at no. 5
- (ii) Installation of a frameless picture window at first floor level on the side elevation of the two storey side extension
- (iii) The removal of one of the small window openings on the first floor rear elevation of the mews house and installation of a larger window opening on the first floor rear elevation of the two storey side extension to be similar to that at the front and the enlargement of the width of the door opening at ground floor level to be almost full width.
- (iv) Change to the materials of the first floor window openings on the rear elevation from steel framed windows to white oak framed windows and installation of masonry cills
- (v) Demolition drawings were submitted to understand the full extent of the works

2.0 ASSESSMENT

2.1 The main issues of concern associated with this planning application are:

- Pre-application consultation
- Loss of housing
- Design
- Amenity
- Transport
- Sustainability and energy
- Other matters

Pre-application consultation

2.2 The CAAC raised concerns about the lack of pre-consultation engagement between themselves and the architect in relation to the proposal.

2.3 The Council's Statement of Community Involvement (SCI) sets out how the Council will involve local people and key organisations and stakeholders when considering planning applications. In terms of pre-application consultation paragraph 3.7 of the SCI states "*we encourage other groups such as the Conservation Area Advisory Committees (CAAC's) and any other local interest groups to be consulted.*" Paragraph 3.9 does make it clear that this is a voluntary process "*We cannot require a developer to undertake pre-application discussions or pre-application consultation. The onus is on the applicant to carry out pre-application consultation.*"

2.4 The architect has confirmed that a copy of the pre-application drawings were sent by email to the CAAC on 04/05/2018 as well as the offer to meet on-site to discuss the proposal. Two further emails were sent by the architect on 15/05/2018 and 23/05/2018 to the CAAC however the architect has advised that no correspondence was received from them. The applicant decided to submit the application as they did not want to delay the submission of the application any further. It is considered that the applicant undertook pre-application consultation with the CAAC in line with the Council's SCI.

Loss of housing

2.5 The proposal would include alterations to the existing mews building in order to occupy the dwelling as ancillary guest accommodation for 6 Albert Terrace. Both sites are within the same ownership and are separated by a garden boundary fence which is proposed to be removed. The applicant intends to use the mews house as ancillary accommodation for guests including family members.

2.6 Concerns have been raised by local residents regarding the loss of 6 flats at 6 Albert Terrace and now the 1 x four bedroom house as part of this application suggesting this would be a loss of 7 potential homes contrary to Local Plan Policy H3 designed to prevent such a loss. The proposal would result in the loss of one self-contained residential house. The main house at 6 Albert Terrace was converted from 6 flats to 1 single family dwelling in 2003 (see planning history above). Council Tax records show that the property has been a single family dwelling since 2005.

2.7 Para 3.75 of the Camden Local Plan 2017 states “the Council will resist the incremental loss of homes through subsequent applications to combine further homes within the same building or site.” CPG2 states that “we will particularly focus on changes in the same apartment or flat building, or in the same sub-divided town house. The significant interval in time between the two applications of 13 years is clearly a material consideration as well as the fact that the original permission in 2003 was submitted by a different applicant. This succession of separate works is indicative of changing circumstances rather than a ‘banked’ permission followed by a further application. This application also relates to a separate dwelling rather than an amalgamation of units within one building. Whilst this is regrettable, the proposal would comply with policy H3 (Protecting existing homes) as it would not result in the net loss of two or more homes.

Design

2.8 The proposed works relate mainly to alterations to the building. The elements of the building to be removed / demolished would include partial removal of the roof and opening up in parts of the walls on the ground floor. These elements would largely be to restore elements of the building that would enhance this positive contributor. The works would include removal of render at ground and first floor level on the front façade to repair / reinstate the original masonry. It would be re-rendered to match the rest of the mews. It is also proposed to re-instate original features to match those of the neighbouring property at no. 5 that remains relatively unaltered providing symmetry to the front façades of the buildings. Minor works are also proposed to the front, side and rear elevation of the two storey side extension together with the replacement of the roof with a roof of lower roof profile and removal of concrete tiles and replacement with slate tiles.

(i) Front elevation

Original mews house

2.9 Given the heavy render at present and the much-altered openings on the front elevation, the replacement of the 2 modern full height window openings and association metal shutters at ground floor level with an asymmetrically positioned window opening matching no. 5 would be considered acceptable. The window would be concealed behind tri-folding timber shutters that would give the appearance of the traditional coach house doors. This would reintroduce an original feature of the mews building and would be considered acceptable. A condition would be attached requiring the submission of details of all new window and door openings including the timber shutters. The central brickwork panel common to the pair of buildings at nos. 5 and 6 would be retained and the revised openings including the lowering of the ground floor level by 350mm would be welcomed.

2.10 The removal of the two first floor windows and installation of one timber sash single window would reintroduce the typical composition of mews houses of this period and would be considered an enhancement to the front façade of the mews and would enhance the character and appearance of the conservation area.

2.11 It is proposed to remove the pink render from the front elevation to repair / reinstate the original masonry with non-wire cut brick to be keyed into the original brickwork. A sample of the brick would be required to be submitted. The front elevation would then be re-rendered white to match the neighbouring property at no. 5. This is welcomed.

Two storey side extension

2.12 The proposal originally included the removal of the blockwork as part of the two storey side extension and its replacement with brickwork to reflect the original mews character. However given that the majority of the houses within the mews are rendered it was considered more appropriate and a more sympathetic approach to retain the rendered blockwork.

(ii) Side elevation

Two storey side extension

2.13 A horizontal window opening would be retained in the first floor side elevation however the opening would be enlarged and the window would be replaced by a frameless picture window opening. It would be set away from the eaves of the roof and would introduce a contemporary well-proportioned window in the side elevation of the two storey side extension. A ground floor door opening would be bricked up and moved to the rear elevation of the mews house. These works would be considered minor in nature and would not harm the character or appearance of the building or the conservation area. A condition would be attached to any permission requiring the submission of details of all new windows and doors.

(iii) Rear elevation

Original mews house

2.14 It is proposed to retain two of the three window openings at first floor level in the rear elevation of the main mews house. The existing window frames are UPVC with horizontal tri-partite glazing bars. It is proposed to remove the windows and frames and install white oak framed windows with no glazing bars. This simplified design approach would appear as a visual contrast to the arched window opening at lower ground floor level and is considered acceptable on the rear elevation of the building.

2.15 One of the arched ground floor window openings would be dropped to install a white oak timber door opening to gain access into the rear garden. The other ground floor arched window opening faces onto the rear garden of no.5. In order to provide privacy to the mews house and the neighbouring property it is proposed to install lattice brickwork with obscure glazing behind. As the room served by this window and door would also be served by full height double glazed door opening within the two storey side extension this is considered an appropriate design solution at ground floor level on the rear elevation of the mews building.

2.16 The applicant has advised that following opening up works on the rear elevation of the original mews house if it reveals brickwork then the wall would be repointed as necessary and painted. If there is no brickwork exposed and the wall is breeze block then the wall will be rendered to match the existing render.

Two storey side extension

2.17 It is proposed to remove the centrally positioned ground floor arched window and first floor window on the rear elevation of the two storey side extension. The ground floor window would be replaced with a full height steel framed casement sliding door opening and fixed shut full height window opening. It would be almost full width and would be considered acceptable on the rear façade. The first floor window would be repositioned and a full height modern single framed window would be installed to match the proportions of the fixed shut window opening at ground floor level. This would provide a contrast to the window composition of the original mews house on the rear elevation and these works are considered acceptable alterations on this part of the mews building. The door openings would not be visible from Regent's Park Road and would not harm the character or appearance of the conservation area. A condition would be attached to any permission requiring the submission of details of all new window and door openings.

(iv) Roof alterations

Original mews house

2.18 The proposal would include removing the barge-board fascia from the main building gable and replacement shallow projecting eaves detail. This would improve the appearance of the building and would match the typology of the other buildings within the mews. The reinstatement of a traditional slate roof tiles would be welcome. These works would be considered to enhance the character and appearance of the mews house and the surrounding conservation area. A condition would be attached requiring a sample of the slate roof tiles to be submitted as part of any permission.

2.19 Part of the original roof of the mews building has been lost and a large metal roof access structure measuring 21 sq. m and 2.5m in height as well as a roof terrace has been installed as part of unsympathetic works that have been undertaken in the past to the mews house. The metal roof access structure is positioned 13m from the front elevation of the mews and whilst not readily visible from the street is visible from private vantage points from upper floor windows of neighbouring properties. It is proposed to remove the metal access structure which is welcomed. This would be replaced by a frameless glass roof access structure. It would measure 18 sq. m and would extend 2.9m above the roof of the main house and would sit below the shared parapet wall with no. 5. Although the glass roof would be positioned closer to the front elevation than the existing metal access structure it would be set back by 6m from the front elevation and set in from the side elevation by 13m. It would be obscured by the shared parapet wall with no. 5, and partially obscured by the reinstated parapet wall on the roof of the two storey side extension. Although longer views of the top of the glass roof access structure may be possible from Regent's Park Road looking east it would be limited and would be an improvement to the existing roof form. The proposal would match the glazed roof structure that is installed within the roof of no. 5 in 2008. Therefore it would not have a harmful impact on the character and appearance of the conservation area and would be considered acceptable. Detailed drawings would be required of the glass structure to ensure its finish is of a high quality.

2.20 The existing roof terrace and metal balustrade would be lowered by approximately 300mm. This would reduce the visibility of the roof terrace from surrounding public vantage points and would be considered to preserve the character and appearance of the conservation area. Details of the metal balustrade would be required to be submitted as part of any permission.

2.21 It is proposed to reinstate the parapet wall that would have marked the end of the original mews terrace. This original feature is still visible between nos. 2 and 3, nos. 3 and 4 and nos. 4 and 5 Albert Terrace Mews.

The reinstatement of this original feature is welcomed. A condition requiring brick sample to be submitted would be attached to any permission.

Two storey side extension

2.22 The existing pitched gable roof of the two storey side extension would be replaced by a lower profile horizontal parapet roof that would be considered acceptable in the context of the unfussy architectural forms of the mews. The roof of the two storey side extension would sit in line with the eaves of the main mews building. It would be 0.5m lower than the reinstated parapet that would have originally delineated the termination of the roof of the original mews house. The proposed roof profile would be lower than the existing roof profile and would be less visually prominent from Regent's Park Road and in the important view out of the mews and would be considered meaningfully subordinate to the main mews building. This would preserve these important views into an out of the mews and would enhance the character and appearance of the conservation area. The use of modern materials on the roof would help to subtly distinguish the two storey extension from the main original mews house.

Other alterations

2.23 There is currently a step up into the property from Albert Terrace Mews. It is proposed to remove the step access by lowering the internal floor level by 350mm. As the CAAC has already acknowledged in its comments, the internal works to this unlisted property do not require any form of permission. Consequently no objection would be raised to these internal works. The loss of the single step would not harm the character or appearance of the property or the surrounding conservation area and would be considered acceptable.

2.24 It is also proposed to remove the fence on the boundary with no. 6 Albert Terrace Mews. The garden would be shared between the mews building and the main house at 6 Albert Terrace. The removal of the fence would not require planning permission. No objection would be raised to its removal.

Amenity

2.25 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. This includes privacy, outlook, daylight and sunlight. CPG6 (Amenity) expands upon the requirements of these policies, stating that: "*Development should be designed to protect the privacy of both new and existing dwellings to a reasonable degree*" and that, *as spaces that are overlooked lack privacy, "new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking"*.

(i) Overlooking

2.26 The majority of the works would relate to repositioning and enlargement of window openings on the front, side and rear elevations of the mews building. These works would not increase the level of overlooking between the application property and neighbouring properties and would be considered acceptable. It is proposed to install obscure glazing and lattice brickwork in front of the existing ground floor window on the rear elevation of the original mews building. This would improve the relationship with the neighbouring property at no. 5 where there currently exists the potential for currently direct overlooking into the rear garden of this property. These works are welcomed.

(ii) Daylight and sunlight

2.27 The proposed works mainly relate to alterations to the facades of the building and no extensions are proposed. These works would not result in any harmful loss of daylight or sunlight to the neighbouring properties and would be considered acceptable.

(iii) Noise and disturbance

2.28 There is an existing roof terrace on the building. It is proposed to lower the level of the roof terrace to set it further into the roof of the building. This would not create any further potential to create additional noise or disturbance to the neighbouring properties and would be considered acceptable.

2.29 Concerns have been raised about the use of the property and the potential noise generation if used by staff who may be employed by the occupiers of no. 6 Albert Terrace. The existing property is a four bedroom house that could accommodate a family of 6-8 people. The use of the property by visiting members of the family of the occupiers of no. 6 Albert Terrace would not be considered to harmfully increase the level of noise and disturbance associated with the use of the property as ancillary guest accommodation to the main house on Albert Terrace.

Transport

(i) Construction management plan (CMP)

2.30 Due to the nature of the works and the fact that the street is narrow, there would be a requirement for a construction management plan (CMP) to be secured by s106 legal agreement. This would be required to ensure that there would be no blocking of the private road and also to control vehicular movements in the surrounding streets particularly given the significant works associated with HS2 that are in close proximity to the site. A CMP monitoring fee of £3,136 would also be required.

(ii) Car-free development

2.31 Although the current owners do not live at the property they would be returning once the works are completed to both properties. Therefore, the proposal would not result in any increased pressure to on-street parking, and in accordance with Policy T2 it is considered that a car-free development would not be required in this instance.

Sustainability and energy

2.32 The proposal relates to the works to a residential dwelling. The applicant has submitted an energy statement and sustainability statement to demonstrate that the scheme would achieve a carbon emissions reduction of 19% and would include relevant sustainability features to ensure the design is more sustainable. There is no policy requirement for the submission of these documents in association with an application for these type of works. Notwithstanding this, the energy statement demonstrates that the proposal would achieve an overall carbon dioxide emission saving of 21.3% which is above the minimum carbon reduction target of 19% (beyond Part L 2013 of the Building Regulations).

2.33 The sustainability statement states that the applicant will include water efficiency components (including low-flow showerheads and taps, dual flush toilets and low water consuming washing machines and dishwashers) and flow control devices to regulate the supply of water. The water consumption measures would meet the Council's minimum target water consumption of 110 litres per person per day. The applicant has confirmed that they will reuse materials where feasible and that any new materials would be responsibly sourced. These features are welcomed.

Other matters

2.34 The local residents are concerned that the proposal would result in the linking of the main house, 6 Albert Terrace, and the mews house at 6 Albert Terrace Mews. Although both properties are in the same ownership the application does not include any works to link the houses at basement or ground floor level. Any works to link the properties would require planning permission and its acceptability would be assessed accordingly.

2.35 Local residents are also concerned that the amalgamation of the properties that they may be plans for something other than homes. Any change of use of the property from residential use (Class C3 use) to alternative uses other than housing would require planning permission and its acceptability would be assessed accordingly.

3.0 RECOMMENDATION

3.1 Grant conditional permission subject to s106 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 3rd December 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'.

Humphrey Kelsey Architecture
4 Primrose Hill Studios
Fitzroy Road
NW1 8TR

Application Ref: **2018/2445/P**

29 November 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:

**6 Albert Terrace Mews
London
NW1 7TA**

Proposal:

DECISION
Lowering of the ground floor to provide level access; alterations to the existing elevations and roof to include the reinstatement of a painted brickwork finish; alterations to fenestration front, rear and side; lowering the existing roof terrace level; provision of a glass access structure, slate tiles, upstand parapet and planters to the roof; lowering and reducing the roof profile of the side extension to include a standing seam metallic roof; and conversion of the property to ancillary guest accommodation for 6 Albert Terrace

Drawing Nos: 181(M).1250.L (Site location plan); 181(M).50.E2 rev B; 181(M).50.E3 rev B; 181(M).50.E4 rev B; 181(M).50.E5 rev B; 181(M).50.E6 rev B; 181(M).50.E7 rev B; 181(M).50.E8 rev B; 181(M).50.E9 rev B; 181(M).50.E10 rev B; 181(M).50.P2 rev A; 181(M).50.P3 rev A; 181(M).50.P4 rev A; 181(M).50.P5 rev A; 181(M).50.P6 rev A; 181(M).50.P7 rev A; 181(M).50.P8 rev A; 181(M).50.P9 rev A; 181(M).50.P10 rev A; Sustainability statement produced by eight associates dated 23/05/2018; Energy Modelling Report produced by eight associates dated 23/05/2018; Planning and Heritage Statement and Design and Access Statement produced by Humphrey Kelsey dated May 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 and D2 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

181(M).1250.L (Site location plan); 181(M).50.E2 rev B; 181(M).50.E3 rev B; 181(M).50.E4 rev B; 181(M).50.E5 rev B; 181(M).50.E6 rev B; 181(M).50.E7 rev B; 181(M).50.E8 rev B; 181(M).50.E9 rev B; 181(M).50.E10 rev B; 181(M).50.P2 rev A; 181(M).50.P3 rev A; 181(M).50.P4 rev A; 181(M).50.P5 rev A; 181(M).50.P6 rev A; 181(M).50.P7 rev A; 181(M).50.P8 rev A; 181(M).50.P9 rev A; 181(M).50.P10 rev A; Sustainability statement produced by eight associates dated 23/05/2018; Energy Modelling Report produced by eight associates dated 23/05/2018; Planning and Heritage Statement and Design and Access Statement produced by Humphrey Kelsey dated May 2018.

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

- 4 Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external doors;

b) Plan, elevation and section drawings at 1:10 of glass access structure on the roof of the building

c) Plan, elevation and section drawings at 1:10 of metal balustrade enclosure to the roof terrace

d) Sample of roof tiles and brick to be used to construct the parapet wall

c) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 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.
- 4 You are advised that Section 44 of the Deregulation Act 2015 [which amended the Greater London Council (General Powers) Act 1973] only permits short term letting of residential premises in London for up to 90 days per calendar year. The person who provides the accommodation must be liable for council tax in respect of the premises, ensuring that the relaxation applies to residential, and not commercial, premises.

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

DRAFT

DECISION