

PROPOSED ALTERATIONS TO 7 DALEHAM MEWS

This Planning Statement has been prepared by Alex Tart Architects in support of a Householder planning application to 7 Daleham Mews

Introduction

This document accompanies a householder planning application for proposed alterations to 7 Daleham Mews.

The application includes the following:

- Application Form Certificate A
- CIL Form
- Existing Drawings
- Proposed Drawings:
 - P01.0
 - P04.0
 - P05.0
 - P06.0
 - P07.0
- ,P.08 0 - Existing Photograph and Proposed Photomontage
- Noise Impact Assessment

The Property – 7 Daleham Mews, Camden, NW3 5DB

The existing property consists of a 2-storey terraced house on Daleham Mews. The immediate surroundings are predominantly residential in nature. The houses sit directly on the street which slopes uphill to the north.

All houses on the Mews, Nos. 2-18 and 1-37 are situated within the Belsize conservation area. The Belsize Village sub area has been designated for the consistency of mews houses and garages. No 7 contributes to this character but is not a listed building and has been fully remodelled internally. The rear elevations of properties on the mews vary considerably.

Planning History

2017/3743/P - Approved – Householder Planning Application to raise the existing ridge of the property and implement a mansard extension to the rear of the property. With Rooflights and in the front field and Dormers to the rear.

2019/1037/P - Approved – Non-Material Amendment to the above application to increase the ridge height by 75mm.

Design & Policy

There are two components of this application which are not interdependent. To the properties front, the proposal seeks to replace the existing garage doors with Bi-folding doors. To the property's rear, a residential AC condenser will be installed on the roof. The justifications for each are as follows:

Door Alterations

The property is within Belsize Park conservation area and the existing the garage doors contribute to the setting. The proposals seek to replace the existing doors which are unwieldy and approaching the end of their serviceable life with new painted hardwood bi-folding doors. The new doors will be entirely in keeping with the conservation area and as

PROPOSED ALTERATIONS TO 7 DALEHAM MEWS

such this alteration would see the property continue to contribute towards the conservation area.

Replacement doors are common on the street with the most recent approval being 2018/3539/P. Where the neighbouring 9a Daleham Mews was awarded approval to for tripartite sliding doors.

Air Conditioning Alterations

The project seeks to install air conditioning on the new mansard roof to the rear of the property. The unit proposed is a Daikin 5MXM90N which will be concealed within a high performing acoustic enclosure. This enclosure will be power coated metal and coloured to match the adjacent brickwork. This will substantially reduce the appearance of the enclosure.

An acoustic impact assessment has been conducted in line with Camden's guidance and the acoustic enclosure indicated complies fully with the recommendations proposed in that report. In doing so we would consider that the installation fully complies with policy A4 of the local plan and is not harmful to local residents.

There is a strong presence of modern alterations to the roofscape on the street, with television aerials, satellite dishes and roof lights. The most notable being the photovoltaics on the front field of number 12 which was consented in 2015. In combination with the fact that the unit would be significantly set back behind the roof ridge, the proposals will not be a detrimental alteration within the conservation area. The existing and proposed photomontage highlight the low impact that this proposal would have on the conservation area.

In conclusion following these low-key alterations the property will continue to contribute towards the conservation area.

Access

Access to the property remains unchanged

Alex Tart Architects Ltd

1a The Old Boathouse
Putney Embankment
London SW15 1IB

25th June 2019