

87-89 Camden Mews, NW1 9BX
2018/5462/P



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Existing garages with Nos. 238 and 240 Camden Road in the background.



Existing site with No. 91 Camden Mews to the right.



3. Existing garages with No. 85 Camden Mews behind.



No. 62 Camden Mews (Opposite the site) (Grade II listed).



5. Street scene of Camden Mews.



6. Street scene of Camden Mews.



7. View between Nos. 238 and 240 Camden Road.



8. View between Nos. 234 and 236 Camden Road.



9. View of rear of Camden Road (left) and Camden Mews (right) from Cantelowes Road.

Delegated Report		Analysis sheet		Expiry Date:	03/01/2019
(Member's Briefing)		N/A		Consultation Expiry Date:	28/07/2019
Officer			Application Numbers		
Samir Benmbarek			2018/5462/P		
Application Address			Drawing Numbers		
87-89 Camden Mews London NW1 9BX			Refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of 4x 3-storey, 3-bedroom dwelling houses with associated landscaping following demolition of existing 3x single storey garages					
Recommendation:		Grant Conditional Permission subject to S106 Agreement			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	00	No. of objections	00
Summary of consultation responses:	Site notices were displayed in close proximity to the site from 28/11/2018 (expiring on 22/12/2018) and a press noticed was displayed in the local press from 29/11/2018 (expiring on 23/12/2018).					
	4x objections were received from the following addresses: <ul style="list-style-type: none">• 64 Camden Mews• 91 Camden Mews• 95 Camden Mews• 238A Camden Road Their comments are as summarised below: <u>Design</u> <ol style="list-style-type: none">1. Concerns of the scale of the development including the heights on the gradual slope of the mews;2. Concerns of the detailed design of the development;3. Building line to come forward to the pedestrian footway on an already narrow mews environment/frontages to be set back from neighbouring buildings;4. No description of facing brickwork and the brickwork should be matching to the neighbouring properties;5. Level of ground floor should be carefully aligned with the pavement level. <u>Officer's Response</u> <ol style="list-style-type: none">1. Please refer to paragraphs 4.5-4.9 of this report;2. Please refer to paragraphs 4.10 – 4.12 of this report;3. Please refer to paragraphs 4.5-4.9 of this report;4. Please refer to paragraph 4.10 of this report5. The proposal has been aligned with the gradual slope of the adjacent pavement. <u>Neighbouring amenity</u> <ol style="list-style-type: none">1. Concerns of loss of daylight/sunlight;2. Relocation of the existing lamppost;3. Concerns of loss of outlook from rear of properties along Camden Road due to the proposed height increase of the boundary wall/fence;4. Light pollution from rooflights. <u>Officer's Response</u> <ol style="list-style-type: none">1. Please refer to paragraphs 6.5-6.10 of this report;2. From measuring the existing and proposed plan, the lamppost would remain in the same location as a result of the works. Nevertheless, any works to the lamppost would require a separate consent from Highways;					

3. *Please refer to paragraphs 6.3-6.4 of this report;*
4. *It is considered that the proposed light spill from the rooflights would not cause any adverse impacts upon adjoining residential amenity.*

Transport

1. Safe car access and egress from the carport of No. 91 Camden Mews would be impeded as a result of the proposal.

Officer's Response

1. *Upon discussion with the Council's Transport Officer, it is considered that the use of the carport would not be impacted.*

Construction works

1. Concerns of safeguarding of walls/boundary walls;
2. Neighbouring residents must have contacts of project and site managers during works
3. CMP must be as robust as recent neighbouring developments;
4. Object to Saturday working;
5. Avoidance of obtrusive artificial lighting;
6. Width of construction vehicles within narrow mews;
7. Vibrations from construction movements;
8. Potential damage to lime tree by No. 91 which has a TPO;
9. Size of skips used in the works;
10. Frequency of lorry movements per day;
11. Access arrangements for vehicles;
12. Construction hoardings would impede pedestrian movement and vehicle movement from carport of No. 91;
13. Objection to the portaloo near No. 91
14. Air quality in confined space due to construction movement;
15. Safety of pedestrians;
16. Open space alongside No. 77 Camden Mews is not to be used as a hoarding area.

Officer's Response

1. *Matters of boundary walls are covered under the Party Wall Act 1996;*
2. *This is a civil matter and would be covered within the Construction Management Plan (CMP);*
3. *The subsequent CMP would be reviewed by relevant transport and environmental health officers;*
4. *Permitted hours of work is an informative on the decision notice;*
5. *This matter would be covered in the CMP, controls can't be placed on the construction at the planning stage;*
6. *This matter would be covered in the CMP;*
7. *This matter would be covered in the CMP;*
8. *This has been reviewed by the Council's tree officer in which it is considered there would be no potential impact given its location at the other side of the neighbouring site;*
9. *This would be covered by the CMP;*
10. *This would be covered by the CMP;*
11. *This would be covered by the CMP;*
12. *This would be covered by the CMP and/or a relevant contractor scheme;*
13. *The location of the portaloo should be discussed between neighbours*

- and the contractors/applicants;*
- 14. Air quality due to construction would be monitored via the CMP, furthermore an AQA was considered to not be required as part of the application;*
 - 15. This matter would be covered by the CMP, the highways contribution would be used to improve the public pavement adjacent to the site;*
 - 16. Hoarding would be covered by the CMP.*

Other

1. Drawings don't show the gradient of Camden Mews;
2. Proposed drawings indicate historically approved but not implemented extensions that have passed the three year implementation period;
3. No proof of the 1972 planning permission having started within its 5 year period or that the south flank wall of No. 91 being rebuilt to constitute the start of works;
4. Lamppost should be relocated as part of the works;
5. Floor to ceiling height or overall height not indicated on proposed plans.

Officer's Response

- 1. The revised drawings (elevations) show the gradient of the site along Camden Mews;*
- 2. The revised drawings have omitted these developments;*
- 3. A confirmation letter from Camden Council in 1984 was submitted by the applicants for reference. However, this only has very limited weight to the proposal given this is a fresh application using the policies of the Local Plan 2017;*
- 4. The lamppost is proposed to remain in its existing location as part of the development. To relocate it would require separate consent from Highways;*
- 5. The floor to ceiling height of the rooms are 2.5m and the overall height is 9.2m.*

Re-consultation July 2019

Following a revision to the scheme in June 2019 (please see paragraph 1.5 of this report), the application was re-advertised. Site notices were displayed in close proximity to the site from 03/07/2019 (expiring on 27/07/2019) and a press notice was displayed in the local press on 04/07/2019 (expiring on 28/07/2019).

Following reconsultation, one further/continued objection was received from the following address:

- 238A Camden Road

Their comments are as summarised below:

1. No information provided on light levels following revised scheme;
2. Proposed development is oppressive as extends back further than the adjacent properties into the space behind.

Officer's Comments

- 1. A revised daylight and sunlight assessment was submitted. Please*

	<p><i>refer to paragraphs 6.5-6.10 of this report;</i></p> <p><i>2. The ground floor of the development extends a further 2.0m from the rear; this is considered to be acceptable and this aspect would not be highly visible due to the existing garden wall.</i></p>
CAAC Comments	<p>The Camden Square CAAC were formally consulted. They responded supporting the proposed development.</p> <p>Their response is as quoted below:</p> <p><i>“1. The drawings have been prepared to a high standard and apart from some potential concerns over light pollution, we can find little fault with those key aspects of a development – mass, proportion, style, materials and appearance, privacy, overshadowing etc. – by which we evaluate applications. The proposal also appears to meet the requirements outlined in the Camden Mews Strategy Paper.</i></p> <p><i>2. We note the submission of a detailed Construction Management Plan</i></p> <p><i>3. This application shows the benefits of collaboration between architect and planners as part of the pre-application process, and promises to replace an eyesore, which has blighted Camden Mews for many years. Although tangential views are likely to show the top floor to a degree, given the size of approved third storeys in Camden Mews this would not be excessive. Of course, a smaller footprint and further reductions to the top floor would benefit neighbours, but one must consider precedents, which have been established as acceptable. What is more, this thoroughly worked-out, practical proposal has an unusually good chance of being constructed as drawn. The development is likely to enhance the conservation area and as such we do not object to the proposal”.</i></p> <p>Following the revision to the development in June 2019, the Camden Square CAAC were consulted again. No further response has been received.</p>

Site Description

The application relates to a piece of land that contains three garages on the northern side of Camden Mews. The site is located within the Camden Square Conservation Area; it is not listed, nor is it described as a site that makes a positive contribution to the conservation area. However, the site is located opposite No. 62 Camden Mews, which is a Grade II* listed building (designed by Edward Cullinan) and its neighbouring buildings are described as making a positive contribution to the conservation area.

Camden Mews runs parallel to Camden Road which is located to the north. Intentionally Camden Mews was to serve the larger buildings of Camden Road; however, this did not materialise with only a few mews buildings being developed to serve the larger buildings. Following the war, more dense development occurred, in which during the 1960's, artists and architect studios were developed in which its character remains today and contributes to the overall mews character.

The character of Camden Mews is of a narrow mews with buildings varying between one and three storeys in height. The detailed design of each building along the mews differs which contributes to its inconsistent and interesting character.

Relevant History

Nos. 87-89 Camden Mews

No recent relevant planning application history.

No. 85 Camden Mews

2014/4726/P- Erection of two storey side and rear extensions following demolition of existing garage and rear extension, replacement roof, and excavation of basement. **Granted subject to S106 legal agreement 06/01/2017.**

No. 97 Camden Mews

2015/0271/P- Change of use from Car garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses following the demolition of existing building. **Refused 11/11/2015 and subsequently dismissed on appeal 27/07/2016.**

2016/3638/P- Change of use from motor repair garage (B2) to residential (C3) to provide 2 x 3 storey, 3 bedroom houses following demolition of the existing building with the inclusion of terrace to the ground floor rear, terrace with balcony to the first floor and second floor towards the front with associated soft landscaping. **Granted subject to S106 legal agreement.**

No. 99 Camden Mews

2014/3907/P- Erection of three storey residential building comprising 2 bedrooms (and artist studio on second floor) and associated terracing at second floor level following demolition of existing building. **Granted subject to S106 legal agreement 06/07/2015.**

2017/5313/P- Demolition of existing part 1 storey/part 2 storey dwellinghouse and erection of replacement 3 storey dwellinghouse with setback 2nd floor and terrace. **Refused 23/02/2018 and subsequently allowed on appeal 22/11/2018.**

Relevant policies

National Planning Policy Framework 2019

The London Plan 2016

Mayor's Supplementary Planning Guidance

Camden Local Plan 2017

G1 (Delivery and location of growth)

H1 (Maximising housing supply)

H4 (Maximising the supply of affordable housing)

H7 (Large and small homes)

C6 (Access for all)

A1 (Managing the impact of development)

D1 (Design)

D2 (Heritage)

CC1 (Climate change mitigation)

CC2 (Adapting to climate change)

CC3 (Water and flooding)

CC5 (Waste)

T1 (Prioritising walking, cycling and public transport)

T2 (Parking and car-free development)

T4 (Sustainable movement of goods and materials)

DM1 (Delivery and monitoring)

Camden Supplementary Planning Guidance

Access for all (March 2019)

Amenity (March 2018)

Design (March 2019)

Developer Contributions (March 2019)

Interim Housing (March 2019)

Transport (March 2019)

Water and flooding (March 2019)

Camden Square Conservation Area Appraisal and Management Strategy March 2011

Camden Mews Strategy Paper

1. Proposal

- 1.1 Planning permission is sought for the erection of 4x dwelling houses to the site at Nos. 87-89 Camden Mews following demolition of the existing garages. The proposed buildings would be three storeys in height and would provide a total of 535sqm of new residential floorspace across the 4x dwellings.
- 1.2 The buildings would be constructed with facing brickwork, and would feature timber elements within its design at the front elevation. At ground floor level, vertical timber slats are proposed against the windows and entrance doors, whilst at third floor level vertical slatted timber cladding is proposed where it would surround the front amenity terraces. At second floor level, large square powder coated aluminium windows are proposed within a slayed brick reveal.
- 1.3 At the rear elevation, the timber slats are also proposed at third floor level. Aluminium framed bi-folding doors and windows are proposed at ground floor and first floor levels respectively. Also at first floor level there is vertical recessed brickwork in the centre of each dwelling between the aluminium windows. At roof level, green roofing and solar panels are proposed along with 1x rooflight per dwelling and a roof hatch.
- 1.4 The form of the development at the front elevation recesses slightly where it adjoins No. 85 Camden Mews and where it adjoins No. 91 Camden Mews with the majority of the front elevation in the middle protruding slightly back towards the pavement/boundary line. This provided some differentiation when viewed along Camden Mews. At the rear at ground floor level, the proposed dwelling extend out 2.3m from the rear elevation of No. 91 Camden Mews. On the upper level, the proposed buildings would be built up to the rear elevation of No. 91.
- 1.5 Revisions to the scheme were made during the course of the application. These included significant alterations to the form and design of the front elevation including detailing of the windows, doors and entrance porches and the set back/set in of the proposed dwelling adjacent to No. 85 Camden Mews.
- 1.6 The main issues for consideration are:
- Land use and dwelling mix;
 - Affordable housing;
 - Design and conservation;
 - Standard of the proposed living accommodation;
 - Neighbour amenity;
 - Transport impact;
 - Sustainable design and construction;
 - Biodiversity;
 - Community Infrastructure Levy (CIL)

2. Land Use and dwelling mix

- 2.1 Self-contained housing is the priority land-use of the Local Plan. In particular, policy H1 aims to

secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing. The application site contains 3x vacant garages that does not provide any benefit to the local area or the borough as a whole. As such, the development of this redundant site into residential floorspace is supported by the Council as it would assist the Council to provide housing as well as make efficient use of the disused site.

2.2 As the existing site is of either C3 or sui generis use, there is no objection to the development of residential accommodation in land use terms. Likewise, the removal of existing parking in the borough is in accordance with policy T1 and is welcomed.

2.3 Policy H7 of the Local Plan seeks to secure a range of homes of different sizes in all residential development and will seek to ensure that all residential development contributes to meeting the priorities as set out in the Dwelling Sizes Priority Table. The Priority Table indicates that market housing with 2 or 3 bedrooms are the highest priority and most sought after unit size. Policy H7 defines large homes as homes with 3 bedrooms or more and small as units of less than 3 bedrooms.

2.4 The proposed development would comprise of 4x 3 bedroom units which would result in 100% high priority dwellings within the development, and would provide three family dwellings. Although a mix of large and small homes would be preferable in principle, the provision of larger family units is considered appropriate given the small scale of development. Furthermore, the small scale of the site (and development) results in the proposed dwelling provision being an efficient use of the site. As such, the proposal complies with the requirements of policy H7.

3. Affordable Housing

3.1 Policy H4 of the Local Plan expects a contribution to affordable housing from all developments that provide one or more additional homes and involve a total addition to the residential floorspace of 100sqm or more. This is based on the assessment where 100sqm of floorspace is considered to provide capacity for one home. In developments that provide less than 10 units, affordable housing contributions can take the form of a payment in lieu (PIL).

3.2 The affordable housing target as detailed in policy H4 and its supporting text is based on a sliding scale with the target starting at 2% for an additional home (at 100sqm) and is increased by 2% by each home added to the capacity. The residential floorspace provided in this instance is 535sqm; therefore rounded down to 500sqm for this purpose, resulting in the affordable housing target being 10% for this scheme.

3.3 Payment in lieu targets are taken from a figure based on the gross external area (GEA) of the application floorspace as stated in CPG Interim Housing (section 3.0, p.59). The GEA of the proposed development is 563sqm. Also stated with CPG Interim Housing (section 3.0, p.59), the level of payment in lieu for a market residential scheme is £2,650 per sqm.

3.4 Therefore the affordable housing contribution for the proposal would be £149,195. This is calculated by 10% of 563sqm (the GEA) which results in 56.3sqm. The value of this is then multiplied by £2,650 to get the contribution figure of £149,195. The affordable housing contribution would be secured by a S106 legal agreement.

4. Design

4.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of the neighbouring buildings, and the quality of materials to be used. Within areas of distinctive character or adjacent to one, it is considered development should reinforce those elements which contribute to and create the character in line with policy D2.

4.2 The existing context of Camden Mews is of varied architectural styles ranging from one storey

to three storeys in height with three storeys being the maximum. There is also variety in the forms of the buildings along Camden Mews with recesses and protruding built forms being features of the mews scene. Although there are no front gardens along Camden Mews, front terraces and front external courtyards behind the boundary wall are common.

- 4.3 Camden Mews is characterised by individual properties that were built and developed by architects as their homes and studios during the 1960s. This character has been retained by later development following the same external aesthetic within their designs contributing to a distinctive, interesting and varied setting which in turn contributes to the character of this part of the Camden Square Conservation Area. This character is described within the Appraisal and Management Strategy as “inventiveness and variety” and is further described within the architectural hierarchy as “*packed with ingenuity and variety.*”
- 4.4 This is reinforced in the Camden Mews Strategy Paper where it specifies that care needs to be taken in the design of development including buildings with a third storey (and these are not precedents for future developments to have a third storey). Also care should be exercised to not inhibit design but not to compromise the spirit of the mews. This relates to the ‘inventiveness’ and ‘ingenuity’ as described within the Appraisal and Management Strategy.
- 4.5 The site is located between a two-storey flat roof dwelling house to its northeast and a two storey pitched roof dwelling house to its southwest. The site contains a large gap due to its lack of development and the height of the existing garages which are only one storey. The gap itself provides no particular visual benefit to the streetscape and as such, the principle of developing on this site and infilling this gap is considered acceptable.

Demolition of existing garages

- 4.6 The existing garages are not considered to make a positive contribution to Camden Mews or the wider conservation area. Furthermore, the existing garages do not lend themselves to be reutilised, retained, refurbished or converted to other uses efficiently in their current form. Therefore, the Council does not object to the demolition of the garages on design grounds.

Scale, bulk and form

- 4.7 As mentioned previously, the typology of Camden Mews is unique; however, the general scale of the buildings are consistent, being a smaller scale ranging from one to three storeys in height. In most cases the third storeys are set back from the front elevation and as such the perceived form of these buildings is of two storeys. The plots sizes and widths are also similar in which usually one building per plot is accommodated. However, there are some examples along the mews where two dwellings per plot are comfortably developed. This non-uniform character in design, scale and form results in the unique typology of the mews.
- 4.8 The proposed dwellings would be three storeys in height and the third storey would be set back by at least 3.0m from the front elevation (the front elevation of the third storey is slanted). The third storey would not be readily visible when viewed from the front elevation and at some view points along the mews. Therefore, the height and set back of the third storey responds to the general height of the buildings along the terrace and is considered acceptable.
- 4.9 The proposed footprint and scale of the development is also considered acceptable. The dwellings would span the entire width of the plot (20.4m) and would have a maximum depth of 13.6m in which the ground floor would extend a further 2.3m from the rear elevation line of No.91 (1.7m from rear elevation line of No. 85). At the front, the form and the elevation line is set in at the end dwellings which provides some interest and variation to the form of the development.
- 4.10 Along the boundary with No. 85 Camden Mews, the scheme is set in by 0.8m while at the other end, the proposal continues the front elevation line with No. 91 for 1.5m before extending out by 1.1m. The varied form of the front elevation results in neither a harsh or hostile contrast between the proposed development and the neighbouring buildings; in

particular the pitched roof of No. 85. The setting in of the end dwellings also provides some breathing space to the neighbouring buildings.

- 4.11 As assumed by the address of the site (87-89 Camden Mews), initially it would have been considered that the plot lends itself to accommodate between two to three dwelling houses. However, in this instance, due to the careful design of the bulk and scale and of development, the proposed four dwelling houses are considered to be acceptable and comfortably sit within the plot and the surrounding context of the mews.

Detailed Design

- 4.12 The proposed materials comprise of brickwork (including patterned brickwork) timber and aluminium framed windows and doors throughout. The proposed material choice for the development is appropriate and is sympathetic to the varied material palette of Camden Mews. Upon approval, a condition will be attached to secure details (including samples) of all facing materials of the proposed scheme. This is to ensure that high quality materials will be used that will preserve and enhance the character and appearance of the conservation area.
- 4.13 As mentioned previously, the form of the dwellings differ from another across the development. Furthermore, the design of the windows of the front elevation at first floor level are recessed with a slayed brick reveal. The combination of these design elements are considered to provide interest, depth and dimension to the development as a whole as well as provide differentiation between each proposed dwelling.
- 4.14 Overall, the design of the proposed development is considered acceptable. The scheme is considered to be 'inventive' and 'varied' and as such contributes to the continuation of the character of Camden Mews which is that of variety and ingenuity (as explained previously in paragraph 4.3). As the proposal embraces and reflects on this unique character of the mews, it is further considered that the proposed development (including its detailed design) does not cause harm to the character and appearance of this part of the Camden Square Conservation Area, in accordance with policies D1 and D2 of the Camden Local Plan.

5. Occupier Amenity

- 5.1 All dwellings would have a regular layout with reasonably sized rooms and good access to daylight and natural ventilation. All dwellings would also be dual aspect. All dwellings would meet the London Plan space standards for bedrooms and overall floorspace. All units would have external amenity space in the form of rear gardens.

Dwelling	Bedroom/Persons	Floorspace	London Plan Standard
1	3-bed/6 persons	128sqm	108sqm
2	3-bed/6 persons	137sqm	108sqm
3	3-bed/6 persons	137sqm	108sqm
4	3-bed/6 persons	133sqm	108sqm

- 5.2 Each dwelling would have its own separate refuse and cycle store within the front of the properties with easy access from the mews. Each refuse store would provide storage for 2x 240 litre wheelie bins (1x waste, 1x recycling) which would provide adequate refuse storage provision as well as easy access for waste collection crews.
- 5.3 Building Regulation M4 (2) requires 10% of new-build self-contained homes to be suitable for occupation by wheelchair users. This shall be secured by condition if planning permission is granted.

6. Neighbour Amenity

- 6.1 Policy A1 of the Camden Local Plan seeks to ensure that development does not cause adverse

amenity impacts upon neighbours. This is in regards to sunlight, daylight, privacy and overlooking and in some instances noise, vibration and odour.

6.2 The site is neighboured by a number of buildings in residential use that need to be considered when assessing impacts on amenity. In particular the neighbouring occupiers of concern are: Nos. 62, 64, 70, 85, 89 and Nos. 236, 238 and 240 Camden Road.

Outlook and sense of enclosure

6.3 At the front of the site along Camden Mews, there would be a change in the outlook from the front/north facing windows of Nos. 62, 64 and 70 Camden Mews. The outlook would change from the existing view of one-storey garages and an undeveloped piece of land to that of 4x dwellings at a perceived two/three storeys in height with the site wholly developed. However, although the outlook would undeniably change, this is not considered to not be an adverse or harmful change as the development would be located on the other side of the mews (although the mews is of a narrow width) in line with the neighbouring buildings, and in keeping with the character of the mews. Furthermore, the proposal would still retain outlook from these properties to the north east and south west along the mews.

6.4 At the rear, it is considered that the outlook from the occupiers of No. 236, 238 and 240 Camden Road would not be adversely impacted by the proposed development. At the lower ground and ground levels, the outlook would largely terminate at the existing boundary wall that would be retained (and not altered) as part of the proposed scheme. On the upper floor levels, the proposal would be situated a considerable distance from the rear windows of these properties (approx. 16m) and therefore the proposal is not considered to cause harm to the outlook from these windows.

Daylight/Sunlight

6.5 The applicant has submitted a sunlight/daylight assessment. For daylight, the report assesses the Vertical Sky Component (VSC) to neighbouring dwellings. British Research Establishment (BRE) guidance advises that for good daylighting VSC should exceed 27%. If, as a result of development, VSC is both less than 27% and less than 0.8 times its former value (i.e. a loss of 20%) daylight may be significantly affected. For sunlight, the guidelines recommend habitable rooms receive at least 25% Annual Probable Sunlight Hours (APSH), with at least 5% during winter. If, as a result of development, a window receives less than this, less than 0.8 times its former sunlight hours, and a reduction over the whole year of greater than 4%, sunlight may be adversely affected.

6.6 The Daylight Distribution (DD) test was also used. This calculation is also known as 'no sky line' which measures the portion of a room that has a sight of the sky from a reference plane set 0.85m above floor level and defines an adverse effect as a result that is less than 0.8 the former value.

6.7 The methodology used in the sunlight/daylight assessment is VSC and DD for all neighbouring properties apart from No. 85 where average daylight factor (ADF) was the used methodology.

6.8 The assessment has concluded that the levels of daylight experienced from No. 91 Camden Mews would not be adversely impacted as a result of the development. Within the assessment it is noted that 2x of the windows are below the 27% VSC threshold prior to the development. Despite this, the changes to the values would still result in above 0.8 of the existing BRE values. The daylight distribution (DD) value as a result of the proposal for No. 91 Camden Mews would also meet BRE guidance

6.9 In the assessment for No. 85 Camden mews, the average daylight factor (ADF) was used as the methodology. Only 1x window would not meet the daylight requirements as it would be 0.65 of its existing ADF value. However the existing value was already low and the difference between the existing and proposed is marginal (0.72 existing to 0.65 proposed).

- 6.10 Opposite to the development, the daylight experienced by No. 70 Camden Mews would remain unchanged both in regards to VSC and DD values (13.64).
- 6.11 The daylight values experienced by No. 64 Camden Mews would be satisfactory apart from 1x ground floor window which would have a BRE value of 0.75 of its existing value. However, this window was considerably beneath the acceptable VSC value of 27% (19.79%) and on balance there would not be material deterioration in daylight value from this window. Also the DD values as a result of the development meets the BRE criteria and is acceptable.
- 6.12 At No. 62, two of the windows would experience daylight at less than 0.8 of the existing value; however in these instances, another window services the same room(s) and daylight experienced by these rooms would remain sufficient as a result of the development. At No. 60 Camden Mews, the VSC and BRE values would remain well above the required value and no adverse impact would occur. The DD values for No. 62 as a result of the development also comply with BRE guidance.
- 6.13 To the north of the development, the assessment concludes that the windows of No. 238 Camden Road would remain above the value of 0.8 and therefore no adverse impacts would occur in regards to daylight. The DD values to No. 238 Camden Road would meet BRE criteria following development.
- 6.14 At No. 240 Camden Road the VSC values of all windows would comply with BRE guidance. In respect to DD values all bar 2x windows which would comply. The 2x windows that don't meet BRE guidelines would be at 0.51 and 0.71 of their existing value; however, from research of these windows, they appear to serve a kitchen and bathroom respectively. As non-habitable rooms, they are afforded less protection than habitable rooms such as bedrooms and living rooms.
- 6.15 In association with the daylight values, the assessment concludes that sunlight targets would be satisfied, with one exception being the living room window for No. 238 Camden Road (lower ground floor) which would have a winter sunlight value of 1% because of the proposal. However, the existing value was 3% and therefore under the recommended target at present, due to its subterranean location.
- 6.16 The development would also not cause adverse impacts on overshadowing to adjacent properties. The overshadowing study concludes that all locations within the neighbouring amenity area would continue to receive at least two hours of sunlight across 50% of the garden spaces.

Overlooking/Privacy

- 6.17 The windows to the new development are located at the front and rear, with no windows proposed at the side elevations.
- 6.18 The proposed front windows of the proposed dwelling would overlook onto Camden Mews and provide some views to the dwellings opposite the mews. However, it would not lead to direct overlooking into the windows of the neighbours opposite (and the majority of these windows appear to be non-habitable) and it is considered within a confined mews setting such as Camden Mews, general overlooking is inevitable. However, it would not be at adverse levels as a result of the proposal.
- 6.19 At the rear, the proposed rear windows/doors would provide views to the existing garden wall and not to the neighbouring sites of Camden Road to the north. At first and second floor levels, the proposed rear windows and terrace at second floor level would provide views to the rear gardens of Nos. 236, 238 and 240 Camden Road as well as the rear elevation of these buildings. No direct overlooking would occur though due to the considerable distance between the proposed development and these properties.

Noise, vibration and odour

- 6.20 It is considered the proposed development would cause impact in regards to noise, vibration and odour. These aspects during the construction period would be covered by the Construction Management Plan (CMP) as discussed within the transport section of this report.

7. Transport Impact

Car-free development

- 7.1 The nearest stations are Caledonian Road (Piccadilly Line), Kentish Town (Northern Line and National Rail), Camden Road (London Overground) and Camden Town (Northern Line) station, whilst the nearest bus stops are located on Camden Road, Camden Park Road and York Way. The site also has a PTAL score of 3. The site is located within the Camden Square controlled parking zone (CA-N), which operates from Monday to Friday 08:30-18:30.
- 7.2 Policy T2 seeks to ensure car-free development across the borough. As such, the proposed development would be subject to a legal agreement to secure the proposed dwellings as car-free. This would ensure that future occupants of the development are aware that they are not entitled to on-street parking permits. This would also help to alleviate some of the traffic and parking concerns as described within the Camden Mews Strategy Paper.

Construction Management

- 7.3 Policy T4 of the Local Plan states that CMPs should be secured to demonstrate how developments would minimise impacts from the movement of goods and materials during the construction process (including demolition works). For some developments this may require control over how the development is implemented (including demolition and construction) through a CMP.
- 7.4 In addition, the Camden Mews Strategy Paper specifies that as part of CMPs, local residents should be kept informed of the terms of the CMP. The Paper reads *"This plan has to explain in detail how the work will be conducted on the small sites and how the impact on other residents and traffic will be mitigated. It also has to specify the financial contribution to be made to repair any damage and enhance the local area once the development is complete. Each plan must allow for other work which may be being planned or conducted at the same time on other sites in the Mews and show how builders plant and material will be kept clear of the Public Realm."*
- 7.5 The applicant has submitted a draft CMP as part of the application submission; however, this is not in the Council's pro-forma with some details missing as a principal contractor is yet to be appointed. As such, the draft CMP cannot be approved at this stage and would not form part of the approved plans or documentation of this planning permission. A more detailed CMP (in the Council's pro-forma) and a CMP implementation support contribution of £3,136 would be secured by a S106 legal agreement. It should be noted that regardless of the draft CMP, a detailed CMP would have been secured by legal agreement from the outset for the reasons outlined in the previous paragraph.
- 7.6 It should be noted that the Council will need all construction vehicle movements to be scheduled to avoid morning and afternoon/evening peak periods. The Council will also require the principal contractor to register the development with the Considerate Constructors Scheme. The principal contractor will also need to comply with the CLOCS standard as discussed in the Council's CMP pro-forma. It is expected that meaningful consultation is undertaken by the principal contractor prior to the submission of the first draft of the CMP to the council.

Highways Contribution

- 7.7 The Council will expect works affecting highways to repair any construction damage to transport infrastructure or landscaping and reinstate all affected transport links and road and

footway surfaces following development in line with policy A1.

7.8 The proposal could lead to significant levels of damage to public highway adjacent to the site on Camden Mews. The Council would need to repair any such damage (e.g. repaving of the adjacent footpath). The highway works would also ensure that the proposed development interfaces seamlessly with the adjacent public highway. The highway contribution would be secured by a S106 legal agreement.

7.9 The site's Public Transport Accessibility Level (PTAL) is 6A and the site falls within the West Kentish Town (Outer) Controlled Parking Zone.

Cycle parking

7.10 The proposed plans indicate space for 4x cycles (1x per dwelling) within the front of the interior of the dwellings. This is 4x less than the London Plan requirement of 8x spaces (2x per dwelling). However, the proposed space per dwelling is covered and secure and due to the constrained narrow mews setting, adequate cycle parking spaces could not be achieved at the front of the site.

7.11 Due to the above context, it is considered that the proposed cycle parking spaces is acceptable in this instance.

8. Sustainable Design and Construction

8.1 In line with policies CC1 and CC2, the Council will require development to incorporate sustainable design and construction measures. All new-build minor residential development (less than 5x units) are required to submit a sustainability statement (details of which are to be consummate with the scale of the proposed development); follow the hierarchy of energy efficiency, decentralised energy and renewable energy technologies as set out within the London Plan. The proposed development must also aim to achieve at least a 20% reduction in CO2 emissions. All these aspects are to be demonstrated in the submitted sustainability (and/or energy) statement.

8.2 The applicant has submitted an energy and sustainability statement which indicates that the energy strategy follows the energy hierarchy of 'be lean, be clean, be green'. The construction and materials of the build results in an efficient thermal envelope for the reduction of outward heat transmittance. At roof level, PV cells and green roofing would be proposed which are forms of both renewable energies and sustainable construction respectively.

8.3 The development would result in a 13.65% reduction in CO2 emissions below Part L of Building Regulations. Overall, in sustainability and energy considerations, this is considered acceptable. This is as suitable renewable and sustainable elements have been incorporated into the design and construction. The reduction of CO2 by 13.65% is welcomed for a development of this scale; developments involving 5x or more residential units are required to achieve 19% CO2 reduction below Part L of Building Regulations.

8.4 A condition would be attached upon approval to secure details of the green roof and PV cells as well as a condition that the design and construction of the development is in accordance with the submitted energy and sustainability statement. This is to ensure that the sustainable measures proposed are developed accordingly.

8.5 All new build or converted dwellings are required to achieve 110L per person, per day (including 5L of water for external use). This would be secured by condition should planning permission be granted.

9. Biodiversity

9.1 Policy A3 of the Local Plan seeks to ensure that sites of nature conservation and biodiversity are protected and enhanced. The application site is not a site of nature conservation

importance or any other specific site/green space.

9.2 The applicant has submitted an ecological survey that indicates the site may be a habitat for birds and foxes. Recommendations are that where possible, works should be undertaken out of the bird-breeding season (March-August) and if works cannot be undertaken outside of this period, care should be undertaken; and that foxes are to be humanely removed from the site (in line with the Protection of Animals Act 1911 and the Wild Mammals Protection Act 1996). A condition would be secured upon approval to ensure that the recommendations are carried out in accordance with the ecology report.

9.3 Another recommendation for the enhancement of biodiversity is within one of the dwellings to provide a void or a bat brick to provide potential roosts. This has been indicated on the proposed rear elevation. A condition will be secured upon approval to ensure that the development is implemented in accordance with the submitted ecology report.

10. Community Infrastructure Levy (CIL)

10.1 Should the application be granted planning permission, the scheme would be liable for both the Mayoral CIL and the Camden CIL.

10.2 Based on the information given on the submitted plans and CIL form, the charge is likely to be £26,750 (535sqm x £50) for the Mayor's CIL and £267,500 (535sqm x £500) for the Camden CIL. This is an estimate and the final amount would be subject to indexation and agreed final floorspaces.

11. Recommendation

Grant Planning Permission subject to S106 Agreement.

S106 clauses:

- i. Affordable housing contribution;
- ii. Construction Management Plan and implementation fee;
- iii. Highways Contribution;
- iv. Car-free development.

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 19th August 2019, 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'.

ROK PLANNING
16 Upper Woburn Place
London
WC1H 0BS

Application Ref: **2018/5462/P**

15 August 2019

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:
87 - 89 Camden Mews
London
NW1 9BX

DECISION
Proposal: Erection of 4x 3-storey, 3-bedroom dwelling houses with associated landscaping following demolition of existing 3x single storey garages

Drawing Nos: CMC: A1_01; A1_02D; A1_03; A1_04D; A1_05D; A1_06D; A1_07D; A1_08A; A1_09D; A1_10D; A1_11D; A1_12D; A1_13D; A1_14D; A1_15E; A1_16E; A1_17A; A1_18D; A1_19D; A1_20D; A1_21D; A1_22D.

Design & Access Statement by Chassay + Last Architects dated 30 October 2018; Extended Phase 1 Ecological Habitat Survey Report by Hone Ecology dated 04 September 2018; Energy and Sustainability Statement (Version 2) by JAW Sustainability dated 12 August 2019; Daylight and Sunlight to Neighbouring Buildings and to Proposed Accommodation by BVP dated July 2019.

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 The development hereby permitted shall be carried out in accordance with the following approved plans:

CMC: A1_01; A1_02D; A1_03; A1_04D; A1_05D; A1_06D; A1_07D; A1_08A; A1_09D; A1_10D; A1_11D; A1_12D; A1_13D; A1_14D; A1_15E; A1_16E; A1_17A; A1_18D; A1_19D; A1_20D; A1_21D; A1_22D.

Design & Access Statement by Chassay + Last Architects dated 30 October 2018; Extended Phase 1 Ecological Habitat Survey Report by Hone Ecology dated 04 September 2018; Energy and Sustainability Statement (Version 2) by JAW Sustainability dated 12 August 2019; Daylight and Sunlight to Neighbouring Buildings and to Proposed Accommodation by BVP dated July 2019.

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

- 3 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), ventilation grills, external doors and gates;

b) 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.

- 4 The development hereby approved shall incorporate sustainable design principles and climate change mitigation measures into the implementation of the development in accordance with the approved Energy and Sustainability Statement (dated 12th August w2019 by JAW Sustainability).

Reason: To ensure the development contributes to minimising the effects of and can adapt to a changing climate in accordance with policies CC1 and CC2 of the Camden Local Plan 2017.

- 5 The development hereby approved shall incorporate the biodiversity principles and measures into the development and implementation of the development in accordance with the approved Ecology Report (September 2018 by Hone Ecology).

Reason: To ensure the development contributes to the benefits of biodiversity and the protection of protected species in accordance with policy A3 of the Camden Local Plan 2017.

- 6 Prior to first occupation of the dwelling, evidence demonstrating that it has been completed in compliance with Building Regulations Part M4 (2) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the internal layout of the building provides flexibility for the accessibility of future occupiers and their changing needs over time in accordance with policy H6 of the London Borough of Camden Local Plan 2017.

- 7 Prior to occupation of the development, evidence demonstrating that the development hereby approved will achieve a maximum internal water use of 105litres/person/day, allowing 5 litres/person/day for external water use shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with policies CC1, CC2, and CC3 of the London Borough of Camden Local Plan 2017.

- 8 Prior to commencement of development , full details in respect of the living roof in the area indicated on the approved roof plan shall be submitted to and approved by the local planning authority. The details shall include:

- i. a detailed scheme of maintenance
- ii. sections at a scale of 1:20 with manufacturers details demonstrating the construction and materials used and showing a variation of substrate depth with peaks and troughs]
- iii. full details of planting species and density

The living roofs shall be fully provided in accordance with the approved details prior to first occupation and thereafter retained and maintained in accordance with the approved scheme.

Reason: In order to ensure the development undertakes reasonable measures to take account of biodiversity and the water environment in accordance with policies CC1, CC2, CC3, D1, D2 and A3 of the London Borough of Camden Local Plan 2017.

- 9 Prior to first occupation of the buildings, detailed plans showing the location and extent of photovoltaic cells to be installed on the building shall have been submitted to and approved by the Local Planning Authority in writing. The measures shall include the installation of a meter to monitor the energy output from the approved renewable energy systems. The cells shall be installed in full accordance with the details approved by the Local Planning Authority and permanently retained and maintained thereafter.

Reason: To ensure the development provides adequate on-site renewable energy facilities in accordance with the requirements of Policy CC1 and CC2 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 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319> or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team London Borough of Camden 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444) . Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 5 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.
- 6 You are advised the developer and appointed / potential contractors should take the Council's guidance on Construction Management Plans (CMP) into consideration prior to finalising work programmes and must submit the plan using the Council's CMP pro-forma; this is available on the Council's website at <https://beta.camden.gov.uk/web/guest/construction-management-plans> or contact the Council's Planning Obligations Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444). No development works can start on site until the CMP obligation has been discharged by the Council and failure to supply the relevant information may mean the council cannot accept the submission as valid, causing delays to scheme implementation. Sufficient time should be afforded in work plans to allow for public liaison, revisions of CMPs and approval by the Council.
- 7 This proposal may be liable for the Mayor of London's Community Infrastructure Levy (CIL) and the Camden CIL. Both CILs are collected by Camden Council after a liable scheme has started, and could be subject to surcharges for failure to assume liability or submit a commencement notice PRIOR to commencement. We issue formal CIL liability notices setting out how much you may have to pay once a liable party has been established. CIL payments will be subject to indexation in line with construction costs index. You can visit our planning website at www.camden.gov.uk/cil for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

Yours faithfully

Supporting Communities Directorate