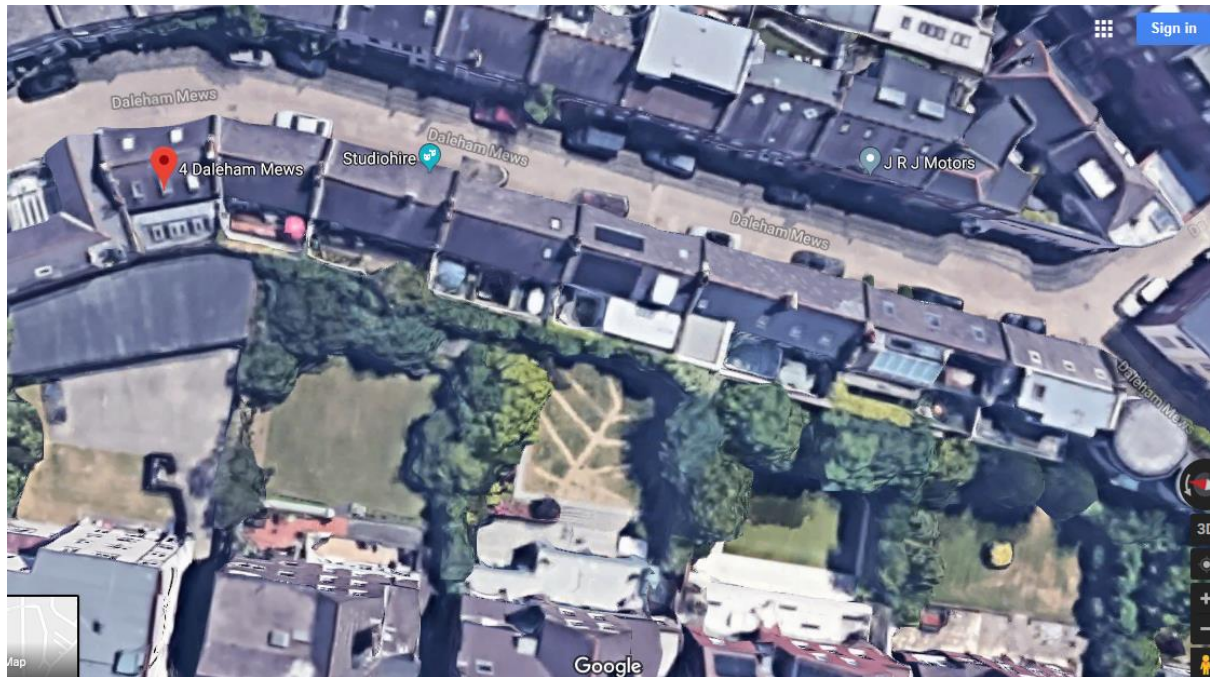


## 4 Daleham Mews, NW3 5DB - 2018/4702/P



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Aerial views (site in red) showing existing dormers and roof alterations in the locality





Front elevation view (courtesy of applicant)



Daleham Mews streetscene (No. 5 in foreground)

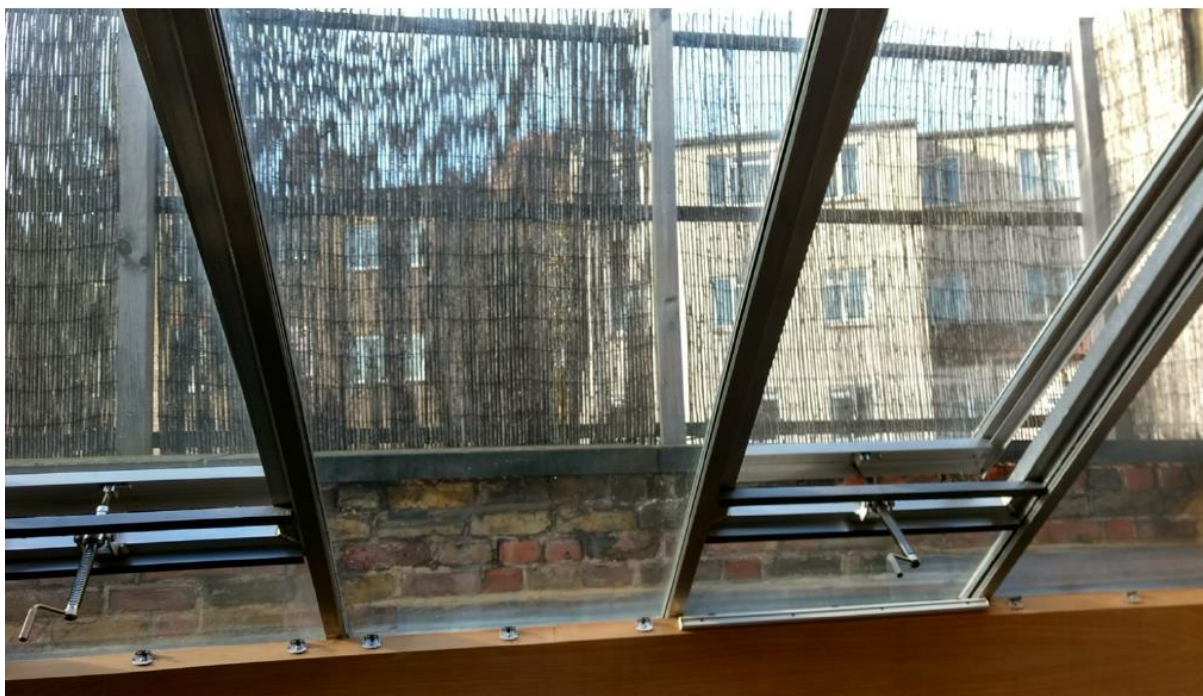




Existing view from rear roof light of application property.



Existing view from rear roof light of application property. Note existing boundary screening to other properties in the terrace.



Existing rear privacy screen at first floor level of property.

<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>23/11/2018</b>
		N/A / attached		<b>Consultation Expiry Date:</b>	02/12/2018
<b>Officer</b>			<b>Application Number(s)</b>		
Emily Whittredge			2018/4702/P		
<b>Application Address</b>			<b>Drawing Numbers</b>		
4 Daleham Mews London NW3 5DB			Refer to Draft Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Conversion of 2 residential units into a single family dwellinghouse, erection of three dormer windows to rear, and rear terrace at first floor level with privacy screen, installation of rooflight on front elevation, and external alterations.					
<b>Recommendation(s):</b>		<b>Grant Conditional Planning Permission</b>			
<b>Application Type:</b>		<b>Full Planning Permission</b>			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	00	No. of responses	00	No. of objections	00
			No. Electronic	00		
Summary of consultation responses:	<p><b>Site notice</b> – 07/11/2018 to 01/12/2018</p> <p><b>Press notice</b> – 08/11/2018</p> <p>No comments were received in response to public consultation.</p>					
CAAC/Local groups comments:	<p>The <b>Belsize CAAC</b> was consulted on the original version of the proposal and commented:</p> <ul style="list-style-type: none"> <li>• Object to changes to and random location of front roof lights</li> <li>• Object to three new rear dormer windows which are too large for the scale of the existing sloping roof.</li> </ul> <p>The <b>Belsize CAAC</b> was consulted on the revised version of the proposal and commented:</p> <ul style="list-style-type: none"> <li>• Revisions to rear dormers and front lay-lights are an improvement</li> <li>• No details provided on timber security screen which appears to be very high and intrusive</li> </ul> <p><u>Officer response:</u></p> <ul style="list-style-type: none"> <li>• Consideration of the proposed dormers is discussed in section 2 of the report below.</li> <li>• Details of the timber screen are shown on drawings PA-03 Rev 01 and PA-02 Rev 6 and are considered by officers to be acceptable in respect of design and impact on residential amenity; however, this drawing was not updated with the revised proposal and has therefore been omitted from the application. The height of the proposed privacy screen is equal to the existing screen, and its design is similar to those present on neighbouring roof terraces.</li> </ul>					

## Site Description

The application relates to a two storey plus loft mid-terrace property on the west side of Daleham Mews, which is located within Sub Area Two of the Belsize Conservation Area and is identified as a positive contributor. The building is currently subdivided into two flats.

## Relevant History

**2016/2208/P** - Conversion of 2 residential units into a single family dwellinghouse. - **Granted 23/06/2016**

*Development had not been implemented at the time of the officer's site visit, but the planning permission is still extant.*

### 12 Daleham Mews

**2015/6791/P** – Erection of two storey rear extension (following demolition of rear first floor and ground floor extension); creation of rear ground floor patio area; conversion of garage to habitable room; partial loft conversion with rear dormer; replacement garage doors and entrance door; replacement windows to projecting bay windows, installation of rear first floor balcony along boundary with no.10; installation of 2 x rooflights to rear roofslope, 1 x rooflight to first floor extension and 1 x rooflight to front extension; and installation of solar panels to front and rear roof slopes. - **Granted 19/02/2016**

**2018/1051/P** – Amended design of timber and steel screen along the rear boundary wall and addition of one rooflight on the rear roofslope, as an amendment of planning permission ref: 2015/6791/P - **Granted 10/04/2018**

## Relevant policies

### National Planning Policy Framework (2019)

### London Plan 2016

### Camden Local Plan 2017

G1 Delivery and location of growth  
H6 – Housing choice and mix  
D1 - Design  
D2 - Heritage  
T2 - Parking and car-free development

### Supplementary Guidance

CPG – Design (updated 2019)  
CPG – Altering and extending your home (2019)  
CPG – Amenity (updated 2018)  
CPG – Transport (updated 2019)

### Belsize Conservation Area Statement (2003)



# Assessment

## 1.0 Proposal

The application seeks permission for the following development:

- Conversion of the property from two flats into a single dwelling house;
- Erection of three dormers to the rear each measuring 1.4m wide, 1.3m tall and 1.7m long;
- Installation of x1 additional front roof light and relocation of x1 existing roof light
- Alterations to the ground floor frontage including replacement of a door with a window and alterations to the “workshop” doors.

## 2.0 Assessment

The key considerations in the determination of this application are:

- Housing and loss of a dwelling unit
- Impact on design and the character and appearance of the Belsize Conservation Area
- Impact on neighbour amenity

### *Housing*

Policy H6 seeks to protect existing housing by resisting development that would involve the net loss of two or more homes. As the proposal would only involve the loss of one residential unit through the conversion of two flats back into a single dwelling, it is considered to comply with this policy.

The proposed dwellinghouse would provide a good standard of residential accommodation in terms of layout, room size, light, ventilation, outlook and amenity space.

Given that the number of residential units on this site will be reduced from two to one, it not considered necessary for this development to be 'car-free'. The proposal includes the loss of the existing integral garage, which complies with Policy T2 to limit on-site parking and is therefore acceptable.

### *Design and heritage*

The exterior design and impact of the proposed works to the front elevation are modest in nature and would preserve the character and appearance of the host property and the wider mews. Similar alterations and updating of front elevations have already been undertaken elsewhere on the terrace with positive results. The replacement features on the front elevation are of an appropriate design, scale, proportion and materials as those existing on this building and others in the mews.

The proposed rooflights to the front roofslope would be fitted flush with the roofslope, and appropriately sited and are not considered to cause harm to the host building or surrounding mews, which is characterised by a number of large rooflights.

With regard to the proposed rear dormers, they would appear subordinate to the roof slope, appropriately detailed and located away from the roof margins; as such they would comply with CPG guidance and are considered to preserve the character and appearance of the host building. There are existing dormers and various roof alterations within other properties in the Mews, including no. 12 within the same terrace as the application property. It is therefore considered the proposed dormer would not harm the appearance of the conservation area. A standard condition has been included to secure materials to match existing.

A small roof terrace is proposed along the rear boundary at first floor level, along which there is an existing high privacy screen. A replacement timber privacy screen 1.3m high is proposed, to match the height and position of the existing screening. The existing screening is poor quality and there is no objection to its replacement with a higher quality timber screen, which would represent a visual improvement. Details of the screen have been provided in drawing PA-03 Rev 01. Timber privacy screens are an established feature at first floor level within this part of the Mews and within the terrace, and the proposal would not be out of keeping with the character of the wider terrace.

### *Neighbour amenity*

The proposed replacement screen would be no larger than the existing and is not considered to cause harm to the privacy or outlook of neighbouring occupants. The proposed roof terrace would be 3m below the top of the privacy screen and would not allow overlooking of neighbouring properties. Most properties within the immediate locality already have roof terraces of this kind. The proposed dormers would face the rear windows of 22 Daleham Gardens to the rear, but at a distance of 25m, is not considered to result in a loss of privacy for the neighbouring occupants. The proposal is also not considered to cause harm to neighbouring amenity in terms of outlook or access to daylight/sunlight.

A number of amendments were made to the original proposal including the reduction in size of the three rear dormers and the re-siting of the proposed front roof light to ensure the layout is compliant with Camden's design guidance.

### **3.0 Recommendation**

Grant conditional planning permission

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 1<sup>st</sup> April 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2018/4702/P  
Contact: Emily Whittredge  
Tel: 020 7974 2362  
Date: 28 March 2019

**Development Management**  
Regeneration and Planning  
London Borough of Camden  
Town Hall  
Judd Street  
London  
WC1H 9JE

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Hedley Clark Ltd  
Yew Tree House  
Sandy Lane  
Kingsley  
Bordon  
GU35 9NH

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Full Planning Permission Granted

Address:

**4 Daleham Mews**  
**London**  
**NW3 5DB**

Proposal:

Conversion of 2 residential units into a single family dwellinghouse, erection of three dormer windows to rear, and roof terrace at first floor level with privacy screen, installation of rooflight on front elevation, and external alterations.

Drawing Nos: LP-01, EX-01 Rev 01, EX-02 Rev 01, PA-01 Rev 05, PA-02 Rev 06, PA-03 Rev 01, Design Access & Heritage Statement (Hedley Clark).

The Council has considered your application and decided to grant permission subject to the following condition(s):

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 policies 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: LP-01, EX-01 Rev 01, EX-02 Rev 01, PA-01 Rev 05, PA-02 Rev 06, PA-03 Rev 01.

Reason:

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

- 4 The replacement front windows shall be timber sliding sash unless otherwise shown on the drawings hereby approved.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017, and for the avoidance of doubt.

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 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](http://www.camden.gov.uk/cil) for more information, including guidance on your liability, charges, how to pay and who to contact for more advice.

- 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 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.

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.

You can find advice about your rights of appeal at:  
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning