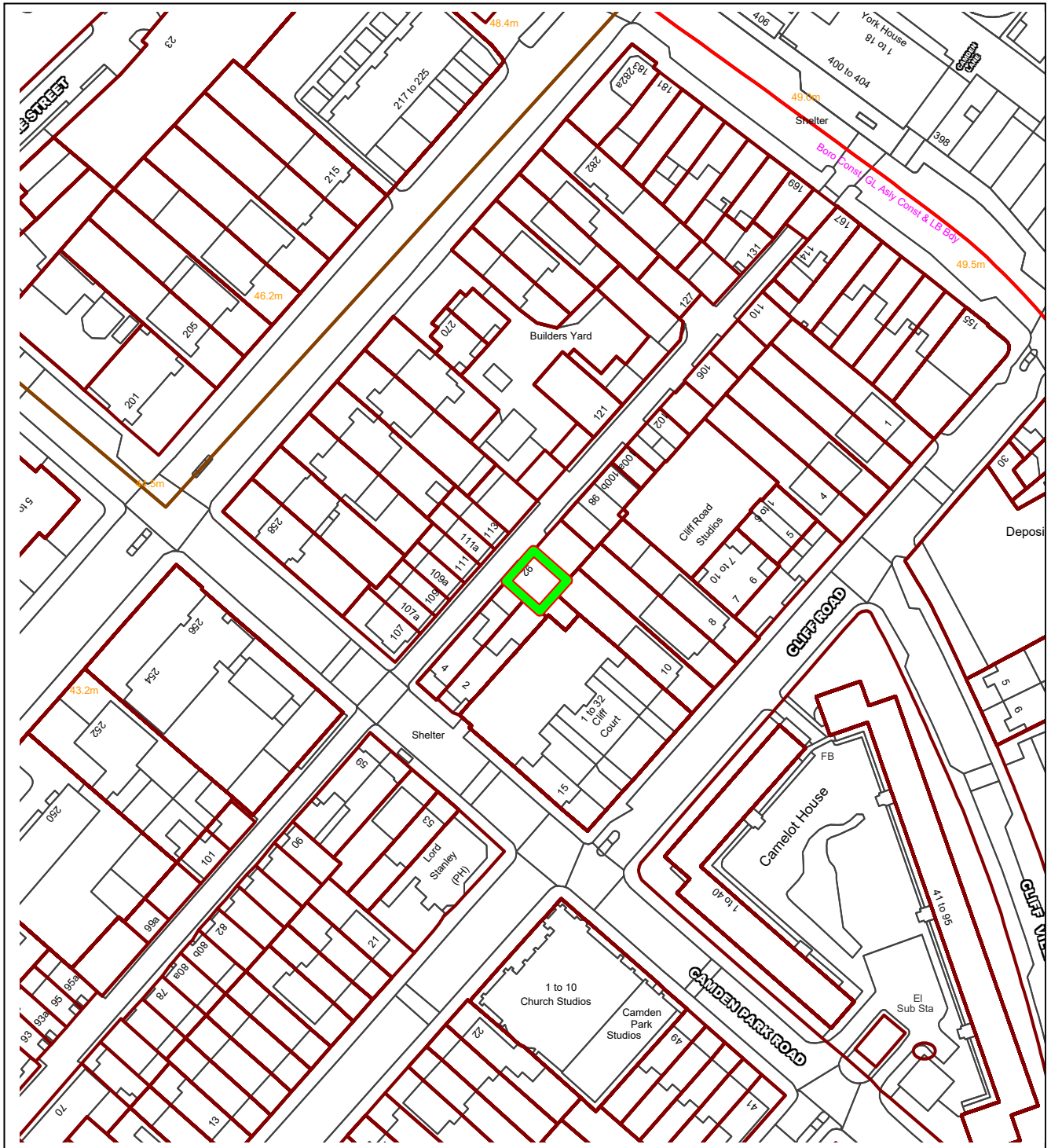
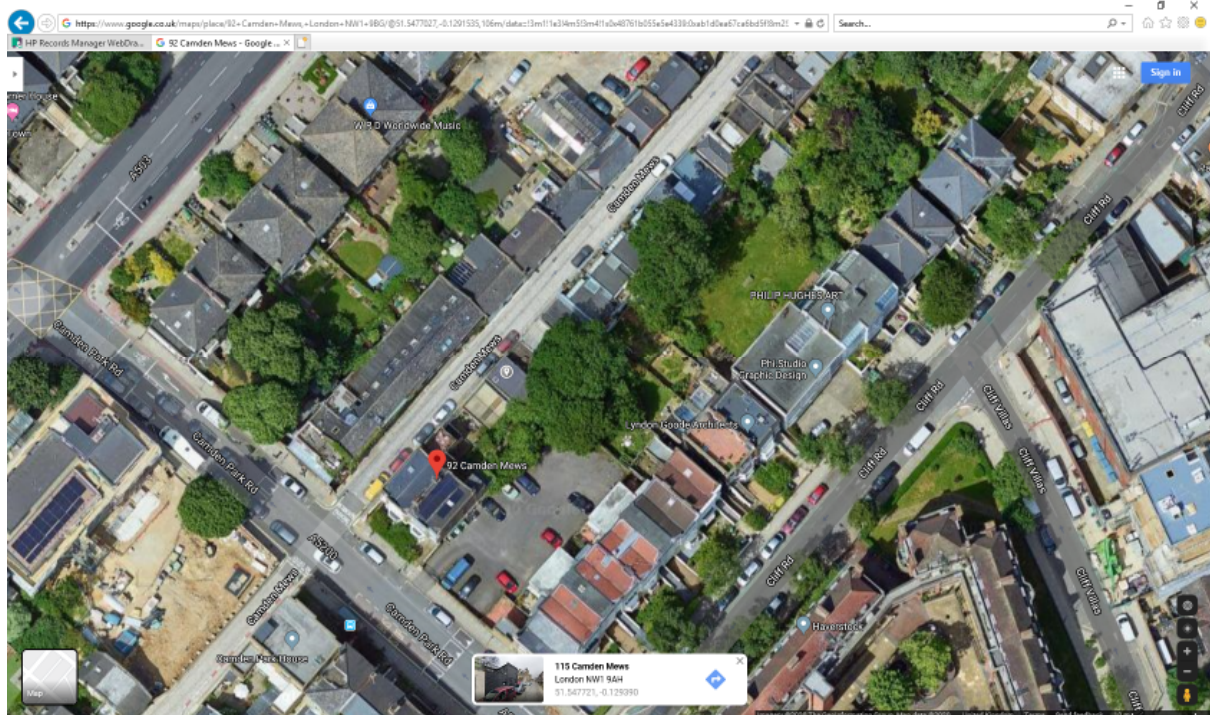


Site Plan: 92 Camden Mews, London. NW1 9AG. Ref: 2019/4724/P.

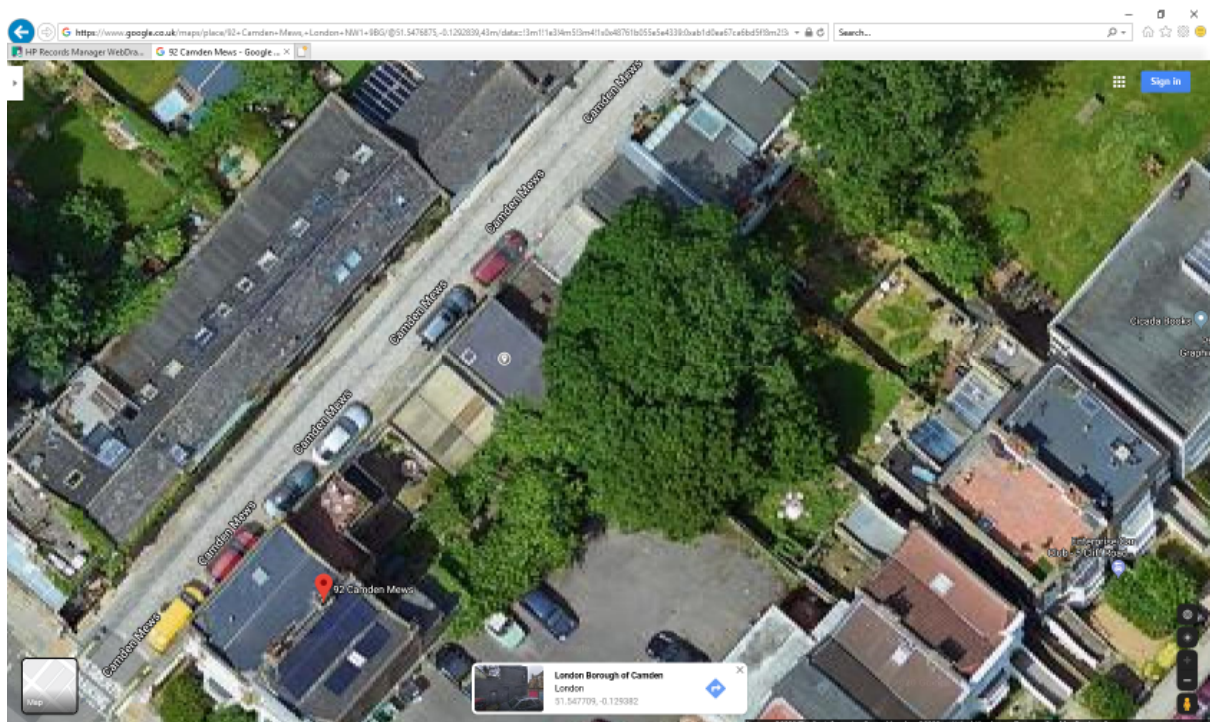


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Site Images: 92 Camden Mews, 2019/4724/P.



1. Google image view, 92 Camden Mews, highlighted by the white dot, with the rear of the property facing the unrelated car park and slightly obscured by the tree.



2. Close up view of image above.



3. View along Camden Mews, (site notice is displayed to the left. No.92 is the darkly coloured property on the righthand side).



4. Image of 92 Camden Mews. 2 x doorways from Mews and blind-window at ground floor level, with Terrace area and existing window onto terrace visible above.



5. Front of property, existing openings. Existing Electric car-charging point in place.



6. Front of property, upper floor. Terrace and railings visible to the left, existing blank wall to the right.



7. Front of property, existing terrace.



8. Ground floor internal, studio refurbishment in progress.



9. Ground floor internal, studio refurbishment in progress.



10. Ground floor internal, studio refurbishment in progress.



11. Ground floor internal, studio refurbishment in progress.



12. Stairs to upper floor residential / living area.



13. Upper floor living space. Doorway to bedroom to the left.



14. Upper floor living area, staircase to rear, windows over-looking terrace to the right.



15. 1 of 2 UPVc windows over-looking terrace



16. View looking through windows on to terrace.



17. View of terrace through window.



18. View of existing UPVc windows from terrace.



19. View of Patio doors, from terrace into bedroom.



20. View from terrace across Mews.



21. View along Mews from terrace, looking North East.



22. View along Mews from terrace, looking South West.



23. View towards rear of property from Camden Park Road. Site is mostly obscured by foliage.

Delegated Report		Analysis sheet		Expiry Date:	28/01/2022
		N/A / attached		Consultation Expiry Date:	03/11/2019
Officer			Application Number(s)		
Matthew Dempsey			2019/4724/P		
Application Address			Drawing Numbers		
92 Camden Mews London NW1 9AG			See draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Replacement windows, installation of new windows, with creation of new openings, installation of a walk on roof light at first floor and bi-folding glazed doors.					
Recommendation(s):		Grant conditional planning permission			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	01	No. of objections	01
Summary of consultation responses:	<p>A site notice was displayed on 02/10/2019, and expired 26/10/2019. A press notice was published on 10/10/2019, and expired 03/11/2019.</p> <p>An objection was received from residents of Camden Mews raising concerns regarding;</p> <ul style="list-style-type: none">The proposed full height glazed door and that it would allow for noise disturbance from the studio space.The lack of Rain Water Pipe/ Outlet (RWP/ RWO) on the proposed plans.The type and proportion of windows proposed and their suitability for the Mews and the creation of new window openings.The use of the terrace area.The exterior finish of the building.The electric car charging point installed to the front elevation.Waste and re-cycling storageBasement excavation. <p><u>Officer response:</u></p> <ul style="list-style-type: none"><i>The full height window has been replaced with a proposed Munro Acoustic Door to the satisfaction of the Environmental Health Officer.</i><i>The RWP as shown on the existing floor plan was moved as part of internal acoustic insulation, not requiring planning permission, but is shown in a new location on the proposed floor plan.</i><i>The Crittall Style windows proposed are considered a suitable arrangement for this style of Mews property. The proportions of these windows are considered suitable for the fenestration styles of other properties along the Mews. The creation of new opening is considered to have been sensitively approached mirroring the existing styles, features and dimensions of other openings where this has been possible, but also by incorporating frosted glazing to eliminate issues with regards to privacy. The Mews is accepted as being quite narrow in character when compared to more major road routes but the introduction of new windows as proposed is considered acceptable in this location. There are many other examples of windows facing properties in quite close proximity along this Mews.</i><i>The use of the terrace area does not form part of this application, but it should be noted this arrangement has not altered since the 1970s.</i><i>The applicant has confirmed the existing exterior finish of the building shall be maintained.</i><i>The electric car charging point is an existing feature which does not form part of this application.</i><i>Waste and re-cycling storage is not proposed to change as part of the proposals and shall remain as existing.</i>					

	<ul style="list-style-type: none"> • <i>There is no proposed basement excavation proposed. It is noted that the applicant has improved the internal acoustic insulation and this necessitated some removal of flooring material as part of the installation, however; this did not require planning permission and is not subject to this application.</i>
CAAC/Local groups* comments:	<p>The Camden Square Conservation Area Advisory Committee raised objections on the grounds that;</p> <ul style="list-style-type: none"> • Details about the proposed ground floor windows are confusing - There is not any ground floor existing window to enable a match as proposed. • Crittall style windows are not appropriate for the Mews, and; • Details about the upper floor windows are lacking, including how they shall open. <p><u>Officer response:</u></p> <ul style="list-style-type: none"> • With regards to the 'matching' windows, the applicant was referring to the existing blind window at ground floor level, the proportions and dimensions of which shall be mirrored to create the new proposed window opening. • Although properties in the immediate vicinity may not have Crittall style windows, the character of the mews is such that there is an eclectic mixture of styles in existence and the specification of Crittall Style units to this property is considered an appropriate installation which will add to the character of the Mews within the Camden Square Conservation Area. • Since the comments were made, the applicant has provided further details with regards to the windows including their opening mechanisms and detail of glazing bars.

Site Description

The application site is located on the South-eastern side of Camden Mews in Cantelowes Ward. The building is not listed but is located within the Camden Square Conservation Area and is considered to make a positive contribution to the area. Camden Mews is approximately 7metres in width.

No.92 is a two-storey mixed use building with a recording studio at ground floor and ancillary residential space and terrace upstairs. It is largely constructed from brick and painted black/ charcoal in colour. There are two doors fronting the Mews with no existing front facing windows, although there is a blind window to the right hand side, and; to the left had been an open yard area which is appreciable by the curvature of the pavement. The neighbouring property is of similar proportions with a garage door located here.

At the upper floor level there are two UPVc sash windows facing onto the terrace area from the upper living space, and a glazed sliding patio door accessing the terrace from the bedroom. The terrace has a cast iron ornamental railing installed spanning the void between the upper floor wall and neighbouring property, with a lantern light to the corner of the terrace.

At the rear of the property is a private carpark, however this is not part of the application site.

Relevant History

6021 - Roofing open yard and alterations to elevation at 92 Camden Mews Camden. **Granted conditional permission 07/02/1969.**

28130 - Continuation of the use of the ground floor as a recording studio and extension of this use on the ground floor into the yard and the building of a ground floor extension to accommodate this use. **Granted conditional permission 06/06/1979.**

2019/3178/P - Breach of planning condition 2 (personal permission) of planning permission 28130 dated 06/06/1979 (for: Continuation of the use of the ground floor as a recording studio) for a continuous period of at least 10 years, to allow non-personal permission. **Granted 19/12/2019.**

Relevant policies

National Planning Policy Framework (2019)

London Plan 2016

Draft London Plan consolidated suggested changes version (July 2019)

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

G1 Delivery and location of growth

Camden Planning Guidance

CPG Design (2018)

CPG Amenity (2018)

Camden Square Conservation Area

Appraisal and Management Strategy (March 2011).

Assessment

1.0 Proposal:

1.1 Planning Permission is sought for the following;

- Installation of new 'Munro Acoustic' door to the ground floor front elevation, and; installation of new fan light window above retained doorway to ground floor front elevation.
 - To Note: Munro Acoustics are a company specialising in sound insulations for Music, Film and Broadcast facilities. The door will be plain timber in appearance.
- Installation of new frosted glazed windows on the front elevation within new opening at ground floor to mirror existing blind-window features to other side of the building.
- Creation of new openings at first floor, to front elevation with installation of Crittall style double glazed windows, with frosted glazing.
- Re-configuring access to the existing terrace area, by installation of bifold doors from upper floor living area, and removal of existing patio doors and replacement with new Crittall style double glazed windows servicing the bedroom area and making good.
- Installation of walk-on roof light to terrace area.

2.0 Revisions:

2.1 During the course of the application, the following revisions were received in order to address some concerns raised;

- One of the existing doors to front elevation at ground floor was proposed to be converted to a full height window, however; this part of the scheme has been adjusted to specify a 'Munro Acoustic' door.

3.0 Assessment:

3.1 The main planning considerations in the assessment of this application are;

- Design & Heritage (the impact that the proposal has on the character of the host property as well as that of the wider Camden Square Conservation Area); and,
- Amenity (the impact of the proposal on the amenity of neighbouring occupiers).

4.0 Design & Heritage:

4.1 The Local Plan Policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. Policy D1 requires development to be of the

highest architectural and urban design quality, which improves the function, appearance and character of the area; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

- 4.2 The proposed installation of a new Munro acoustic door will replace an existing door in the same location. The new doorway is designed to eliminate any potential for noise break-out and is a welcome addition.
- 4.3 The creation of new openings is considered to be sensitively approached and the new windows are considered to be in keeping with the style of the property and the wider character of the Mews and conservation area. The new opening (ground floor left side) would mirror the dimensions of the existing blind window to the right-hand side at ground floor level. Additionally this new window shall have frosted glazing to allow light to pass through, but would not create any privacy issues.
- 4.4 The creation of a new opening at first floor level to the front elevation has been designed to allow more natural light in to the upper living space, and is proportioned similarly to other upper floor windows along the mews. It may be noted that the stair to the upper floor is immediately behind these windows and so they are not considered to cause any issue with regards to over-looking any neighbouring properties, as views are obscured by the stairs/floor height in this location.
- 4.5 The new upper floor front elevation windows would be Crittall Style double glazed units to match the other proposed fenestration on the building. The use of Crittall style frames within the mews building reflects the mews style and character and would be considered acceptable.
- 4.6 The proposal to re-configure the access arrangements to the existing terrace area is considered acceptable as these works are quite minor in nature. An existing window shall be replaced with a double glazed bi-folding doorway unit, and; an existing patio doorway shall be replaced with a double glazed Crittall Style window to match other proposed fenestration on the property. Brickwork shall be made good where necessary.
- 4.7 The installation of a walk-on roof-light to the existing terrace area is considered to be acceptable as this will be flush with the floor surface of the terrace and would not be visible from the public realm. This is also considered beneficial for the occupants by introducing natural light in to the studio space, reducing the need for artificial lighting.
- 4.8 The proposals are considered acceptable in design terms and are considered to be complementary to the host building, street scene and wider conservation area.
- 4.9 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale and design of the proposed alterations would not cause harm to the character and appearance of the Hampstead Conservation Area.

5.0 Amenity:

- 5.1 Local Plan Policy A1 and Camden CPG Design seek to ensure that the amenity of neighbours is protected including; visual privacy, outlook, sunlight, daylight and overshadowing.

- 5.2 The installation of a Munro acoustic door to prevent noise nuisance is considered acceptable. The Environmental Health Officer has reviewed the details and is satisfied that it would restrict any potential for noise break out from the studio.
- 5.3 The new glazing to the fanlight above the retained door is considered acceptable and will not cause any negative impact on neighbouring amenity.
- 5.4 A condition would be attached to ensure that the new window openings at ground and first floor level would be obscure glazed to prevent privacy issues with any neighbouring properties which are opposite the site.
- 5.5 The new windows at first floor level shall also have obscure glass, are not considered to cause any negative impact on the amenity of any neighbouring occupiers. These are positioned immediately adjacent to the internal staircase and the floor level behind these windows prevents any views across the Mews. These windows provide natural light to the upper living space.
- 5.6 The proposal to re-configure the access arrangement to the terrace, and also the fenestration to the bedroom is also considered acceptable. These works are quite minor in nature and do not create any new views. The new arrangement of the bedroom window reduces the opportunity for impacts on privacy when compared to the existing situation.
- 5.7 All new windows shall be specified as double glazed units to further reduce any potential noise nuisance from within, and to protect the occupiers from any external noises.
- 5.8 The installation of the walk-on roof-light is not considered to have any negative impact on neighbouring residential amenity, and it will not be noticeable from the public realm.
- 5.9 The development is not considered to have an adverse impact on the amenity of any neighbouring property in terms of loss of privacy, outlook, sunlight, daylight or overshadowing. The proposal is considered to be acceptable in terms of neighbouring amenity.

6.0 Conclusion:

- 6.1 The proposed development is considered acceptable in terms of both design and amenity. The development is considered to be consistent with the objectives of Camden's policies and guidance.
- 6.2 Grant conditional planning permission.

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 27th January 2020, 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'.

Application ref: 2019/4724/P
Contact: Matthew Dempsey
Tel: 020 7974 3862
Date: 23 January 2020

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

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planning@camden.gov.uk
www.camden.gov.uk

Open London
Mermaid House
2 Puddle Dock
Blackfriars
London
EC4V 3DB

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

92 Camden Mews
London
NW1 9AG

Proposal:

Replacement windows, installation of new windows, with creation of new openings, installation of a walk on roof light at first floor and bi-folding glazed doors.

Drawing Nos: Site Location Plan 100 P1, 101 P1, 102 P1, 103 P1, 104 P1, 105 P1, 106 P3, 107 P2, 108 P1, 109 P4, 110 P2, 111 P2, 112 P2, A113, NW1611 window details.

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 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 Site Location Plan 100 P1, 101 P1, 102 P1, 103 P1, 104 P1, 105 P1, 106 P3, 107 P2, 108 P1, 109 P4, 110 P2, 111 P2, 112 P2, A113, NW1611 window details.

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

- 4 The new ground and first floor windows on the front elevation shall be obscure glazed and fixed shut to an internal height of 1.7m and shall be permanently retained and maintained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policies A1 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 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.
- 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.

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

DRAFT

DECISION