

10 Belsize Park Mews

Ground of Appeal Statement

Application ref: 2019/4295/P

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Description of original application

Erection of single storey conservatory at ground floor with rear terrace, following demolition of existing rear addition; sheer storey roof extension at second floor level; replacement of plastic cladding with white render to front and rear; conversion of garage to habitable room including replacement of door with wall and window; erection of bin store.

Reasons for refusal

1. The proposed second floor level extension, by reason of its size, bulk, design and siting, would be out of keeping with the character of Belsize Park Mews and would harm the character and appearance of the Belsize Conservation Area contrary to Policy D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.

2. In the absence of a daylight and sunlight report, the applicant has failed to demonstrate that the amenity of neighbouring occupiers would be protected contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

3. The proposed extension, by reason of its size, bulk and siting, would appear overbearing to the occupiers of 9A Daleham Mews, contrary to Policy A1 (Managing the impact of development) of the London Borough of Camden Local Plan 2017.

Appeal Reasoning

1.0 Regarding the officers comments on height, bulk and mass of the proposed scheme, we feel the proposal fits in with an existing precedent for developments of this type. 9, 8, 7 and 6 Belsize Park Mews all have roof extensions of a similar scale. The pitch was introduced to create a seamless link between 9 and 10 Belsize Park Mews. This pitch also references the one found on 7 Belsize Park Mews.

1.1 With reference to the inspectorates note when granting the appeal for 9 Belsize Mews (APP/X5210/D/13/2204613), the officer states;

"The appeal property forms one of 15 mews houses, all of which, according to the Council, have been altered over recent years in terms of their appearance. During my site visit, I noted that at roof level, the majority of these houses had either been extended, or had terraces and related paraphernalia."

This gives reasoning for how the proposed extension would not harm the appearance of the conservation area.

1.2 Number 9 and 10 sit at the end of the Mews, in a set back enclave. Number 9, has a similar roof extension which creates additional height within this enclave. Continuing this third storey datum, along number 10 will create a more harmonious frontage.

1.3 The rear of number 11 Daleham Mews also contributes to this taller datum towards the end of Belsize Park Mews. The height of this property is four floors, two of which sit above the existing 10 Belsize Park Mews property. A fence is also installed along the Belsize Park Mews elevation to prevent over looking, but also contributes to this datum. (Ref.1)

1.4 The attached map (Ref.2) is from the land registry. I have taken a picture from the entrance to Belsize Park Mews and then from outside numbers 1 through 8 which consecutively lead to number 9 and 10 (on the same side of the road). These houses are all marked on the map. I have also noted whether or not numbers 9 and 10 can be seen from each of these locations. In summary:

- Both 9 and 10 can be seen from 30% of the Mews (ie the approach to the entrances to these houses).
- Only 10 Belsize Park Mews (ie not 9) can be seen from 14% of the Mews.
- Neither 9 or 10 can be seen from 56% of the Mews.

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1.5 A second floor roof extension was granted at 10 Belsize Mews in 2009 (2009/0761/P). This was visible from over 30% of the mews street. The planning officer stated "The development is in general accordance with London Borough of Camden Replacement Unitary Development Plan 2006" This document has now been replaced by the Local Plan however the precedent still provides a useful reference for this appeal, (Ref.3)

2.0 Regarding the Daylight/Sunlight study, the existing precedents of 8,7,6 Belsize Park Mews second storey structures have been considered. The proposed application replicates the pitch of the neighbouring 9 Belsize Park that considers the rear overlooking properties a distance of 9.3m to the North East of the rear property demise. The other existing roof gardens of numbers 8 and 6 Belsize Park Mews exceed the pitch height of the proposed extension.

3.0 The proposed dormers located on 9A Daleham Mews, will be located 1.19m away from the building boundary. To show the potential overshadowing effect on these windows I have included a diagram (Ref.4). This shows that whilst the proposed roof extension for 10 Belsize Park Mews does break the 25 degree rule, it does pass the 45 degree rule.

3.1 The proposed, northern facing dormers located on 9A Daleham Mews will be obscured or frosted, meaning the roof extension will not effect outlook. The extension will have a minimal effect on daylighting, due to the northern orientation of the windows. This means the windows will receive a diffuse light and to help improve this condition, we intend to paint the wall of the roof extension white, increasing the luminosity of this surface.

3.2 During our negotiations with the Case Officer, we were interested in engaging in a design discussion to help improve the proposal. However, the only advice offered was to remove the roof extension entirely. If the relationship between these proposed dormers and this roof extension was raised earlier we could have offered revised designs to help mitigate some of the owners concerns. I'd be happy for the case officer to share our email chain with the inspector for evidence.



Rear of 11 Daleham Mews



9 Belsize Park Mews



7 Belsize Park Mews

Ref 1- Second floor precedents

I0 Belsize Park Mews

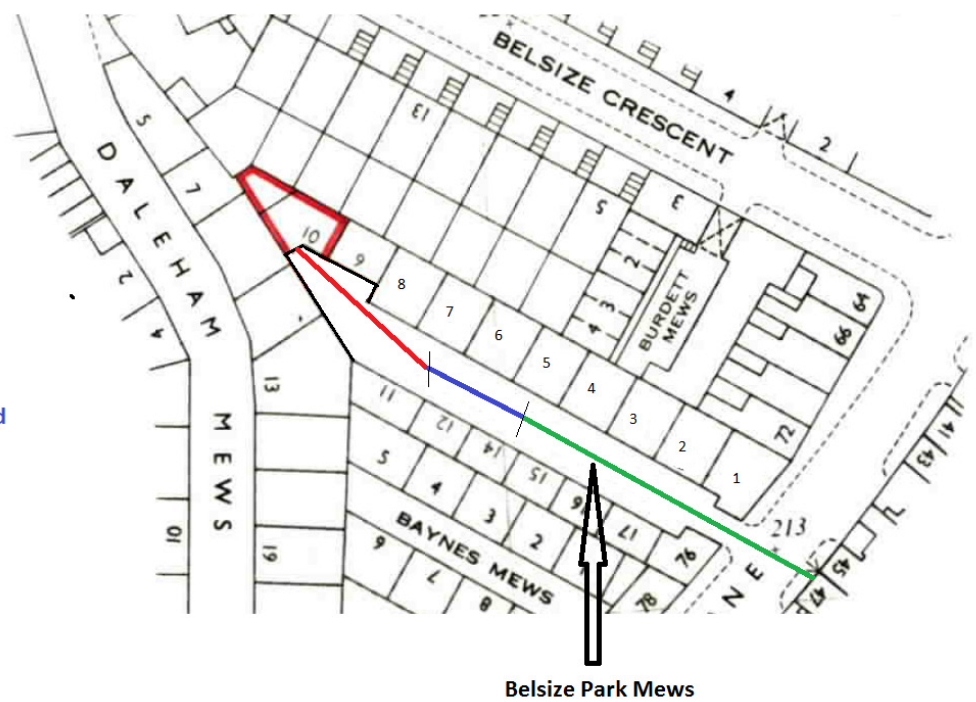
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Ref 2 - Belsize Park Mews Photo Study

Red Line (30% of Mews)
Both 9 & 10 can be viewed

Blue Line (14% of Mews)
10 (but not 9) can be partially viewed

Green Line (56% of Mews)
Neither 9 or 10 can be viewed





Outside | Belsize Park Mews



Outside 2 Belsize Park Mews



Outside 3 Belsize Park Mews



Outside 4 Belsize Park Mews



Outside 5 Belsize Park Mews



Outside 6 Belsize Park Mews



Outside 7 Belsize Park Mews



Outside 8 Belsize Park Mews

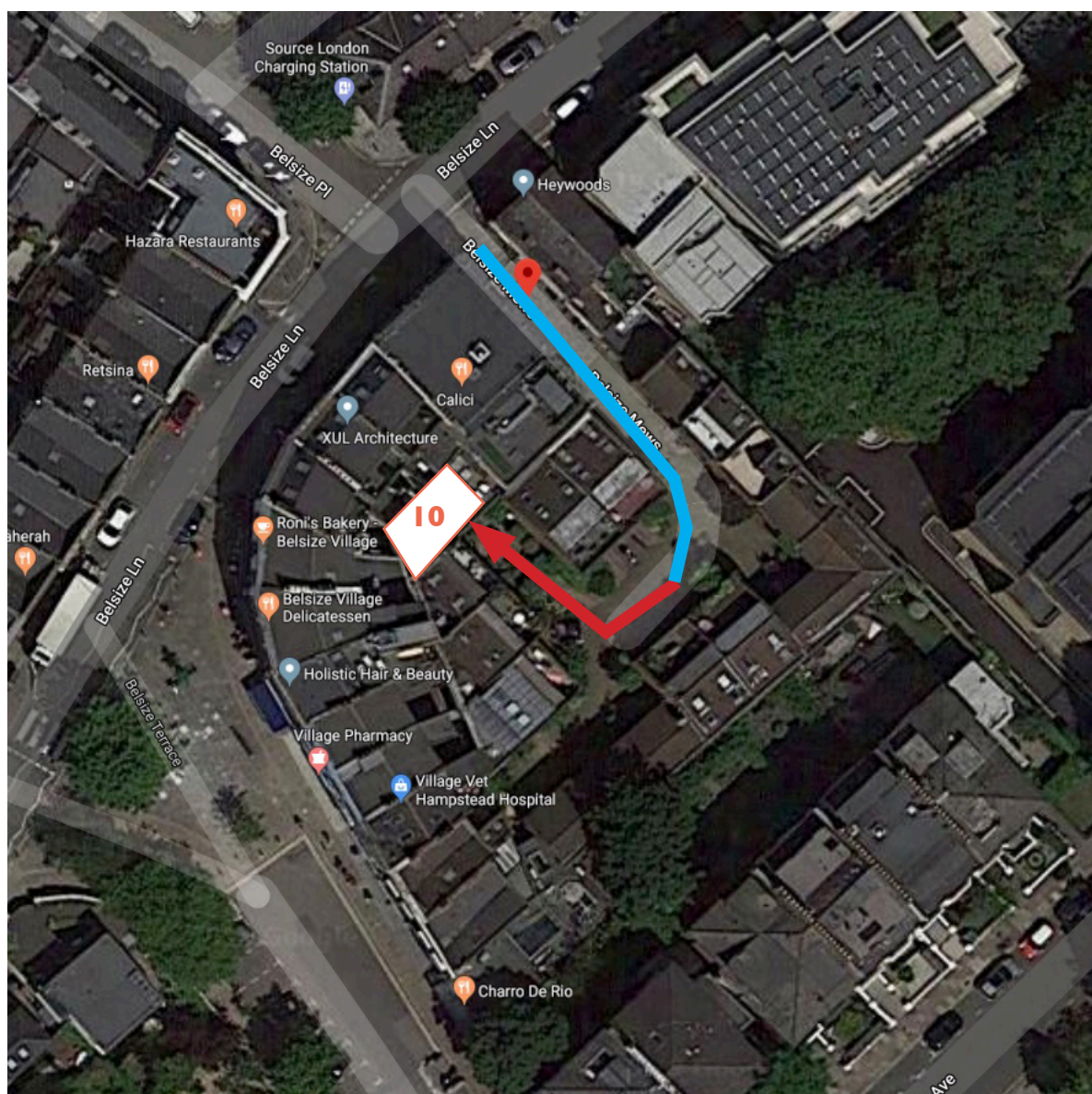


Diagram showing where the roof extension at 10 Belsize Mews is visible

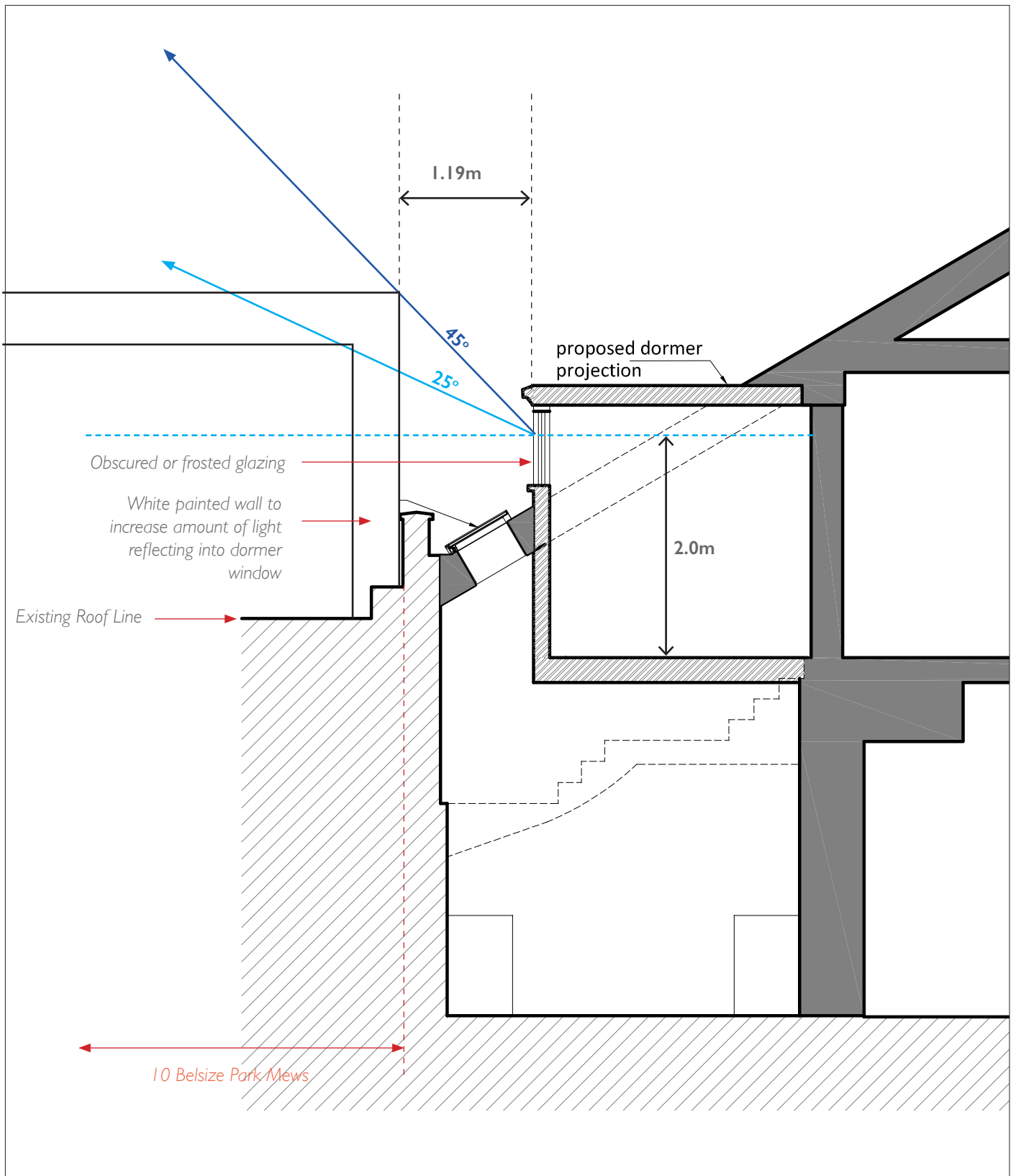
Application reference : 2009/0761/P

Visible
Not Visible

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Ref 3 : Belsize Mews



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Section taken from planning application for dormer extension of 9A Daleham Mews

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Application reference : 2018/3539/P

Ref 4 : Overshadowing Diagram

