

Planning Department  
Camden Council  
5 Pancras Square,  
Kings Cross, London,  
NIC 4AG

Project: 35 Daleham Mews, London, NW3 5DB

RE: Design and Access Statement

SENT: Via Planning Portal

Date: May 2020

## 1. This current application is regarding:

Request for the approval of planning application, regarding the rear windows of the top level of a three floor flat to be transformed into two balconies. The extension will not be visible from any road or public street. The proposal also does not alter the quantity of daylight received by the owner or any surrounding properties.

## 2. Site:

The site is on 35 Daleham Mews in Belsize Lane, North of the River Thames. The site falls under the Mews area of the Belsize Village Conservation Area

## 3. Accessibility

The access to the property is through the Ground floor, on the same level as the street. The entrance and the new proposal will not change the current set out.

I have included the following drawings for your consideration to explain the proposal in greater detail:

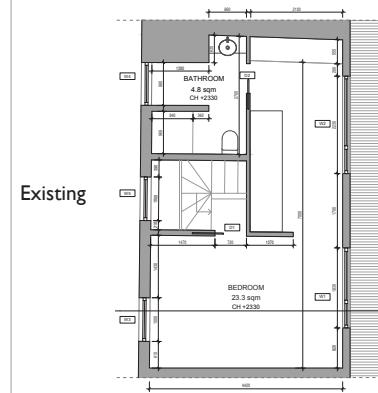
<b>A0.01</b>	<b>Location Plan</b>	<b>1:500</b>
<b>A0.10</b>	<b>Existing Second floor Plan</b>	<b>1:50</b>
<b>A0.11</b>	<b>Existing Front Elevation</b>	<b>1:100</b>
<b>A0.12</b>	<b>Existing Back Elevation</b>	<b>1:100</b>
<b>A0.30</b>	<b>Existing Section</b>	<b>1:50</b>
<b>A1.00</b>	<b>Proposal Second floor Plan</b>	<b>1:50</b>
<b>A2.00</b>	<b>Proposal Back Elevation</b>	<b>1:100</b>
<b>A0.30</b>	<b>Proposal Section</b>	<b>1:50</b>



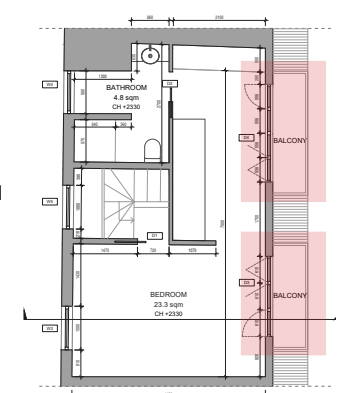
1) Location Plan



2) View from the neighbouring property window facing the rear elevation of No.35

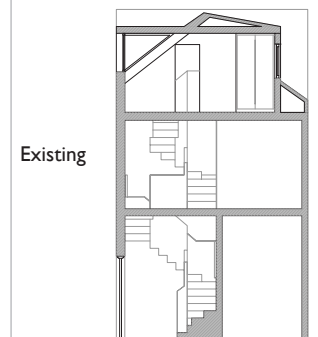


Existing

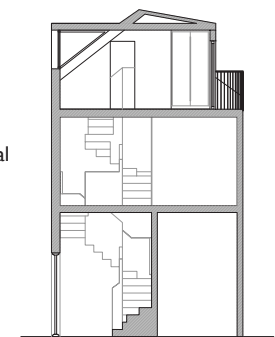


Proposal

3) Second Floor Plan



Existing



Proposal

4) Section

#### 4. Material

##### Railings

The new proposed railings will be out of black iron.

##### Floor

The proposed balcony floors will be 10 cm of a concrete slab with ceramic tiling finish.

##### Windows

The new balcony will have concertina doors with black aluminium frame - as existing -

#### 5. Previously Approved Planning Application

The precedences considered in the proposing application are the following:

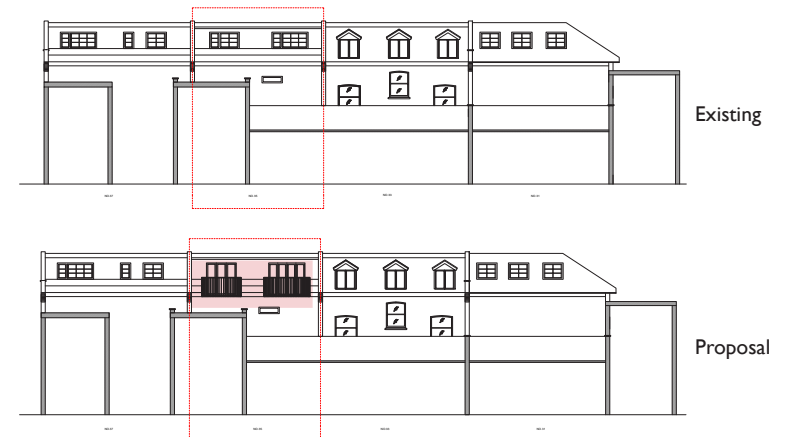
-18 Daleham Mews, planning reference number 2010/0331/P. Additions and alterations to include alterations to the rear roof terrace at 2nd floor level, including the removal of roof glazing, a raised deck area and the insertion of windows/ doors at ground, 1st and 2nd floors and Juliette balconies at 1st and 2nd floor levels following the insertion of a lightwell/ courtyard area and an additional rooflight to the rear roof slope; replacement of the garage doors, and timber boarding to bay windows to the front elevation of the residential dwelling (Class C3)(Refer to figure 6)

-23 Daleham Mews, application 2013/7553/P, Replacement of all rear single glazed windows and door with double glazed, curve skylight with flat skylight, metal balustrade with glass balustrading, and side screen to match existing to rear elevation at ground and first floor level to residential house. (Refer to figure 7)

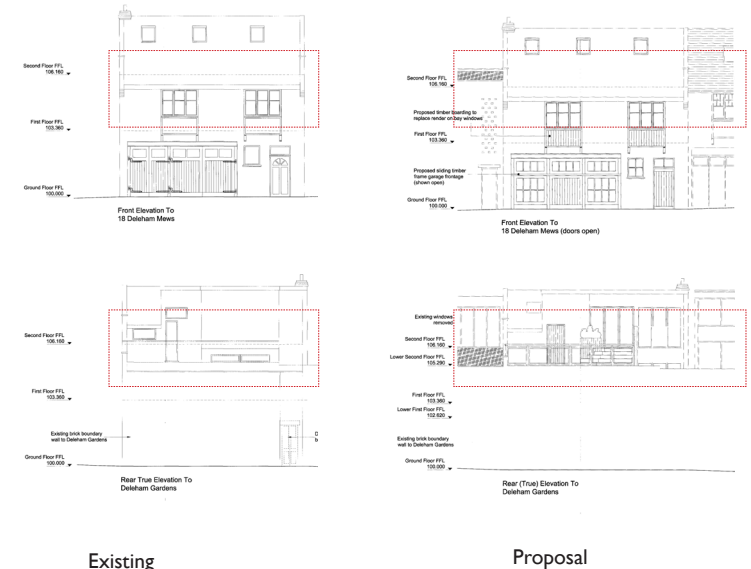
-19 Belsiza Crescent, application 28318, Erection of a balcony and balustrade at roof level at the rear. (Refer to figure 8)

-19A Daleham Mews, application 2007/2556/P, Erection of a partial-width dormer roof extension with terrace and glazed balustrade to the rear roof of the existing maisonette. (Refer to figure 9)

-29 Daleham Mews, application 2007/0827/P, Erection of a balustrade to first floor level flat roof, erection of a front dormer and other alterations to the elevations, plus excavation of a new basement to provide additional accommodation for the dwellinghouse. (Refer to figure 10)



5) Rear Elevation



6) Precedent I - 18 Daleham Mews

## 6. Pre-Planning Advice

We submitted a pre-application -2020/0218/NEW- and a meeting was held at the site on the 12th February 2020 with Joshua Ogunleye (case officer). We would like you to take in consideration the following points regarding the pre-planning comments and recommendations:

### 6.1 - Section details:

Existing and proposal section drawings have now been included in the package, showing the balcony projected from the existing eaves line of the property to the same depth of the existing eaves. Also showing the existing windows would have their height increased by approximately 1m in order to form rear doors. Its scale and massing would be screened from public view, by rooflines of neighbouring properties.

### 6.2 - Proposed Balustrades:

The width of the proposed balustrades have been reduced by 100mm from each side and the total reduction of 400mm.

### 6.3 - Proposed Materials:

The proposed materials would be similar to others on neighbouring roof terraces. and the material samples are provided in the material section of this document.

### 6.4 - Impact on Conservation Area:

- [...] It is considered the proposed terraces would appear as Juliet balconies in this instance. As such it would be considered that the alterations are architecturally sympathetic to the age and character of the building and retain the overall integrity of the existing roof form. Furthermore, there are a variety of similar alterations to roofs which create an established pattern and where further development of a similar form would not cause additional harm. Officers consider the proposed alterations would have an acceptable impact on the character and appearance of the conservation area.

### 6.4 - Impact on Neighbours:

- [...] It is noted that these impacted properties are in commercial use and generally have blank walls. There is only one 1st floor window directly facing the proposed balconies which serves a kitchen in the neighbouring commercial property and there is approximately 8m separation. Thus there will be no harmful direct overlooking. Although it is noted that some other neighbouring properties have rear-facing windows, these are located at an acute angle to the proposed roof terrace and as such would not suffer from direct overlooking as a result of its use.



7) Precedent 2 - 23 Daleham Mews



8) Precedent 3 - 19 Belsize Crescent

## 7. Sunlight and daylight

A daylight assessment has not been included in this submission as the proposal does not alter the quantity of daylight received by the owner or any surrounding properties.

## 8. Relevant Planning Policies

### Belsize Village Conservation Area Appraisal and Management Strategy:

#### Section BE22:

Regarding the new balconies, which will not affect the properties around and their height is less than one story.

*- [...] Rear extensions (...) should be no more than one storey in height but its effect on neighbouring properties and Conservation Area will be the basis of its suitability.*

#### Section BE24:

The balconies will only span 80cm to the edge of the roof below to stay in the perimeter of the building.

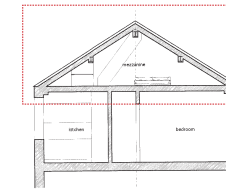
*-The infilling of yards and rear spaces between buildings will generally be unacceptable.*

#### Section BE25:

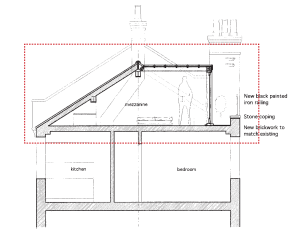
The view to the back elevation of no.35 is not visible from the Belsize Lane, therefore not spoiling the uniform rear elevation of Daleham Mews.

*-In many locations there are views along rear elevations from adjoining streets. Rear extensions will not be acceptable where they would spoil a uniform rear elevation of an unspoilt terrace or group of buildings.*

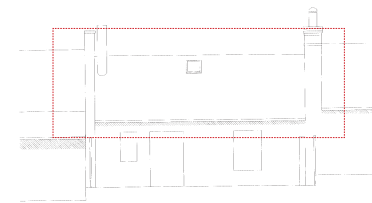
Although it will not be visible from any road or public street, the new balcony windows proposed will retain the character of the area by the choice of materials that correspond to the existing context. This new extension will not only enhance the appearance of this private property but also increase the quality of life and value of the property itself.



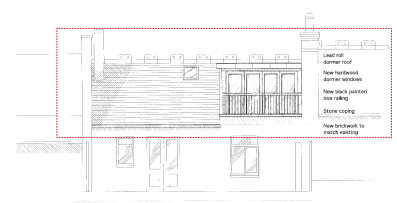
Existing Section



Proposal Section



Existing Rear Elevation

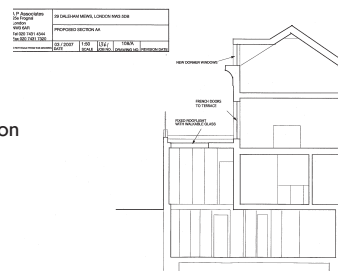


Proposal Rear Elevation

### 9) Precedent 4 - 19A Daleham Mews



Existing Section



Proposal Section

### 10) Precedent 5 - 29 Daleham Mews

## 9. Conclusion

As an overall summary, the benefits of the amended proposal can be summarized as follows:

- No adverse harm to the amenities of the area
- No impact on the local residential or businesses
- Respect of the architectonic features and character of the area
- Increase the privacy of the proposed residential flats
- Increase of the quality of life and value of the property with the new balconies

Taking in consideration the proposed design, the above analysis and precedents, we therefore request our proposal to be granted this planning application.

Kind regards,



Raffaele Oppido

Founding Partner & Creative Director

Prepared by



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