



Application ref: 2019/0877/P
Contact: Josh Lawlor
Tel: 020 7974 2337
Date: 11 March 2020

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

Phone: 020 7974 4444

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

Threefold Architects
57 Bayham Place
London
NW1 0ET

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted Subject to a Section 106 Legal Agreement

Address:
59 Camden Mews
London
NW1 9BY

Proposal:

Demolition of an existing 2 storey house and erection of a new 2 storey house.

Drawing Nos: 14107_001-Site Location Plan_REV_A, 14107_002-Site Block
Plan_Rev_A,

14107_300_REV_L, 14107_203_REV_C, 14107_202_REV_C, 14107_201_REV_B,
14107_200_REV_C,

14107_Design and Access Statement, 14107_307_REV_C, 14107_308_Rev_C,
14107_306_Rev_C, 14107_305_Rev_C, 14107_303_Rev_D, 14107_301_Rev_J,
14107_302_Rev_D, 14107_300_Rev_K, 14107_202_Rev_B, 14107_203_Rev_B,
14107_200_Rev_D, 14107_201_Rev_A, 14107_102_Rev_O, 14107_101_Rev_O,
14107_100_Rev_P,

14107_031_Rev_A, 14107_020_Rev_A, 14107_030_Rev_N, 14107_010_Rev_B,
14107_011_Rev_B

14107_Construction Management Plan_Access Diagram01, 14107_Construction
Management Plan_Access Diagram02, 14107_Construction Management Plan

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 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, the junction of the brick and timber cladding on the front façade (demonstrating that there will be a distinct shadow gap);

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.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans [14107_001-Site Location Plan_REV_A, 14107_002-Site Block Plan_Rev_A, 14107_300_REV_L, 14107_203_REV_C, 14107_202_REV_C, 14107_201_REV_B, 14107_200_REV_C, 14107_Design and Access Statement, 14107_307_REV_C, 14107_308_Rev_C, 14107_306_Rev_C, 14107_305_Rev_C, 14107_303_Rev_D, 14107_301_Rev_J, 14107_302_Rev_D, 14107_300_Rev_K, 14107_202_Rev_B, 14107_203_Rev_B, 14107_200_Rev_D, 14107_201_Rev_A, 14107_102_Rev_O, 14107_101_Rev_O, 14107_100_Rev_P, 14107_031_Rev_A, 14107_020_Rev_A, 14107_030_Rev_N, 14107_010_Rev_B, 14107_011_Rev_B, 14107_Construction Management Plan_Access Diagram01, 14107_Construction Management Plan_Access Diagram02, 14107_Construction Management Plan]

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

- 4 The single storey flat roof to the rear of the site should be accessed for maintenance purposes only and not used as a terrace or other outdoor amenity space.

Reason: To avoid harmful overlooking to neighbouring occupiers in accordance with policy A1 of the Camden Local Plan 2017

Informative(s):

1 Reasons for granting permission:

The site contains a 2-storey dwelling house with a shallow pitched roof built circa 1970s, in a traditional brick construction. It has an attached garage fronting the mews, which is forward of the main part of the house. The building is located within the Camden Square Conservation Area and designated as making a neutral conservation to the wider conservation area.

There has been extensive planning history on the site for a replacement dwelling house. The most recent scheme submitted, was granted subject to s106 agreement (ref. 2017/4322/P) however this application was withdrawn due to failure to complete the S106 agreement. This application is a resubmission of this application.

The development would bring both the ground and first floors of the dwellinghouse to the front building line in line with number 61 Camden Mews and extend the width at first floor level at the front, across to the party wall with number 61 Camden Mews. The proposals include a new brick front boundary area to store the bins and bicycles. This front building line would be in line with the proposed front ground floor boundary line of number 57 Camden Mews. At the rear the building line would be the same as existing with a single storey part width extension (adjacent to number 57 Camden Mews) at ground floor level to house the kitchen. The kitchen extension would have a flat roof with projecting rooflight.

The proposed dwelling would have a flat roof with rooflights and use stained timber cladding and neutral/buff tone bricks on the front and rear facades. The windows would be powdercoated metal framed windows with timber clad openable panels on two of the windows. There would be a decorative balustrade at roof level which would extend across part of the front of the roof.

The design is well articulated by having its frontage broken down vertically into two distinct elements, the north-east section would be clad in slatted timber and the south-west section being constructed from brick with a brick boundary treatment facing the street. The north-east section is also slightly taller due to a raised parapet, which aligns with the adjoining property on higher land at No 61 Camden Mews, whilst the south-west section aligns in height with the consented scheme for No 57 Camden Mews.

At ground floor level, the proposals for No 59 now incorporate a small external space behind a brick screen wall continuing the boundary treatment of the consented No 57 whilst the house entrance and garage are recessed back on the north-eastern side of the property behind a small driveway.

The ground-floor one-storey element which projects out to the back of the property, would occupy a large section of the rear garden and reduce the

amount of external amenity space available for the dwelling. It is not considered that this part of the design causes harm to the character and appearance of the conservation area as there will still be an external area representing rear garden space stretching to the shared boundary with the larger Camden Road houses. Since the mews is originally of a light industrial character, several properties do not have space to the rear, so it is not considered that there is a departure from the established pattern of rear development.

It is considered that the replacement dwelling would provide a good standard of accommodation for future occupiers in terms of its size and layout. The dwelling would have good access to light, being dual aspect with large windows and would be laid out well with good room sizes.

- 2 The adjoining properties, at numbers 57 and 61 Camden Mews, are likely to be most affected by the proposal. The proposed scheme has an appropriate set back from the boundary at ground floor level and lowering the height of the first floor where appropriate to protect the first floor flank window of number 61 Camden Mews. The bathroom is not considered a habitable room and the ground floor window is a secondary window to a room which has two windows facing to the rear.

The ground floor windows at the rear of number 57 Camden Mews currently serve a living room with two sets of windows. The proposal involves a single storey element that would extend up to the rear boundary line of the site. The first floor building line would be at the same depth as the existing building therefore no impact would be had on the existing upper floor windows of number 57. Due to the amount of windows serving the ground floor living room of number 57, the proposed extension to the rear boundary line at the application site would not give rise to any unacceptable impact on the current occupiers of number 57 Camden Mews.

The rear elevations of the buildings on Camden Road are located approximately 17metres away. Given that there are existing windows on the front and rear elevations at ground and first floor level, the separation distance replicate the existing situation and therefore the new dwelling would not have a detrimental impact on neighbouring properties to the front or rear in terms of overlooking or loss of privacy for existing occupiers.

The proposed house would not cause a loss of privacy for the communal garden at 212 Camden Road. There is already an element of mutual overlooking between both properties. The matter that there is slightly more glazing at first floor level would not cause harmful overlooking. A condition is attached to the decision to ensure that the roof is accessed for maintenance purposes only and not used as a terrace.

Policy T2 of the Camden Local Plan states that the Council will limit the availability of parking and require all new developments in the borough to be car-free. The site currently benefits from one off-street parking space in the form of a garage and the application proposes to reinstall a garage off-street parking space. The proposals are considered to be a redevelopment scheme as stated in policy T2 as the proposal replaces an existing house.

Policy T2 states that the Council will consider retaining or re-providing existing

parking provision where it can be demonstrated that the existing occupiers are to return to the address when the development is completed. The agent for the scheme has made clear that the existing occupiers are returning. As such the existing parking provision of one off-street parking space can be re-provided in line with Policy T2 of the Local Plan. As it has been demonstrated that the existing occupiers will be returning to the site the Council will temporarily relax the off-site car-free requirement of that dwelling for the period over which that occupant resides at the property. Such properties would be car-capped to future occupiers who would be ineligible for on-street parking permits.

The site wide reduction in CO2 would be 19.3%. No renewable technologies have been specified but the design of the house enables the 19% reduction in carbon emissions. The building requires significant refurbishment and upgrading of the building fabric to meet the energy standards.

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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013.

- 3 The footway and carriageway directly adjacent to the site could be damaged as a direct result of the proposed works. Therefore a financial contribution for highway works is secured as a Section 106 planning obligation.

Given the constrained nature of the mews a Construction Management Plan is required, with a financial contribution for associated implementation and support. This is secured as a Section 106 planning obligation.

No objections were received prior to making this decision. The planning history of the site has been considered prior to making this decision. The proposed development is in general accordance with the Camden Local Plan 2017, with particular regard to policies G1, A1, CC1, CC2, CC5, C6, T1, T2, D1 and D2. The proposed development also accords with the London Plan and National Planning Policy Framework 2019.

- 4 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).
- 5 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.

- 6 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.
- 7 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.
- 8 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.

- 9 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.

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

A handwritten signature in black ink, appearing to read 'DPe', written in a cursive style.

Daniel Pope
Chief Planning Officer

