

Delegated Report		Analysis sheet	Expiry Date:	30/08/2019
		N/A	Consultation Expiry Date:	11/08/2019
Officer			Application Number(s)	
Thomas Sild			2019/2837/P	
Application Address			Drawing Numbers	
65 Camden Square London NW1 9XD			See decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of 3-storey dwellinghouse with 2nd floor roof terrace following demolition of existing 2-storey dwellinghouse				
Recommendations:	Refuse planning permission			
Application Type:	Full Planning Permission			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	4	No. of objections	4
Summary of consultation responses:	<p>Press advert: 18/07/2019 – 11/08/2019 Site notices x 2: 12/07/2019 – 05/08/2019</p> <p><u>Objections received from the following 4 addresses:</u> 176 and 188 Camden Road, 5 and 66 Camden Square</p> <p><u>Points of objection include:</u></p> <ul style="list-style-type: none"> • Submitted drawings are inadequate • Proposed bulk and massing significantly larger than existing • Height is inappropriate for the scale of the adjacent mews • Roof terrace would allow intrusive overlooking to side • Trees should be replaced • Architectural style is inappropriate in this context • Demolition of the existing building will cause unnecessary pollution, noise and is unsustainable • Concerns regarding future use of the building 			
CAAC comments:	<p><u>Camden Square CAAC – Objection</u></p> <ul style="list-style-type: none"> • Scale and massing of proposal is inappropriate for its location • Architectural elements, including splayed bays, are not appropriate and uncharacteristic of the area • Submitted drawings are inadequate for assessing impact • Two exterior doors gives the impression of a semi-detached dwelling • Overlooking concerns to surroundings • Internal configuration is not viable • Development would harm the surrounding conservation area 			

Site Description

65 Camden Square is located on the corner of Murray Street and Camden Mews. The site consists of a two-storey detached dwellinghouse dating from the mid-20th Century with front and side gardens. The house adjoins 29 Camden Mews in part at its rear.

Relevant History

- **25 November 2004** - 2004/4280/P refused, appeal allowed **12 July 2005** - alterations to ground and first floor plus extensions and new roof structure to form additional residential accommodation in connection with the merger of nos 29 Camden Mews and 65 Camden Square into a single dwelling house (Class C3)
- **2 June 2010** – 2010/1531/P – renewal of planning permission granted on appeal on 12.7.05 (Council ref: 2004/4280/P) for alterations to ground and first floor plus extensions and new roof structure to form additional residential accommodation in connection with the merger of nos 29 Camden Mews and 65 Camden Square into a single dwelling house (Class C3).

Relevant policies

National Planning Policy Framework 2019

London Plan 2016

Camden Local Plan 2017

Policy A1 Managing the impact of development

Policy A3 Biodiversity

Policy CC1 Climate change mitigation

Policy D1 Design

Policy D2 Heritage

Policy H1 Maximising housing supply

Policy H3 Protecting existing homes

Policy T2 Parking and car free development

Camden Planning Guidance

CPG Design (2019)

CPG Amenity (2019)

CPG Energy efficiency and adaptation (2019)

CPG Interim Housing (2019)

CPG Transport (2019)

Camden Square Conservation Area Appraisal and Management Strategy 2011

Assessment

The proposal

Planning permission is sought for the erection of a 185sqm (GIA), five bedroom, three-storey (including attic floor) house, attached in part to 29 Camden Mews, following demolition of the existing 162sqm 2-storey house.

The proposal would replace the existing house with a larger, taller and more visually prominent building with 2-storey side wing and roof terrace above.

The main considerations with this application are:

- Design and heritage impact
- Standard of accommodation
- Impact on neighbour amenity
- Sustainability
- Trees

Design and heritage impact

Through Local Plan policy D1 the Council will seek to secure high quality design in development that respects local context and character and preserves the historic environment and heritage assets in accordance with policy D2 Heritage. The Council will expect developments to consider the character, setting, context and the form and scale of neighbouring buildings, as well as the prevailing pattern, density and scale of surrounding development.

When determining an application the Council will consider Policy D2 Heritage, the NPPF and our conservation area statements, appraisals and management plans

The existing building is not considered to make a positive contribution to the conservation area; however its scale and siting can be considered to achieve a neutral presence. The substantial loss of the existing building has already been assessed and deemed acceptable in principle through the previously allowed schemes (2004/4280/P and 2010/1531/P).

The proposal site sits at the junction of Camden Mews and Murray Street and is considered to form a constituent part of mews development.

The Camden Square Conservation Area Statement notes that the two mews behind Camden Square contain inventive building developments that have also evolved over time. This has resulted in a character that is a unique mix of nineteenth, twentieth and twenty-first century ideas of the mews concept, from functional service areas to exemplars of urban living. The original character of the mews as subsidiary to the Square has largely been respected in the modern redevelopments, which are generally of two or two-and-a-half storeys and of a high design standard. They take an imaginative approach to development in the spirit of a mews' scale, form, and variety of styles and materials.

The existing two-storey building adjoins the Victorian 29 Camden Mews in part and respects the mews scale and character, albeit in a functional mid-20th century rather than architecturally distinguished style. The existing roof is a modest, shallow pitched, hipped form behind frontage parapets. The previously granted design retained a clearly subservient, low pitched roof form.

The current proposal would introduce a far bulkier, wider and more visually assertive building to the end of the mews, with a flat topped mansard style roof storey. This scale and dominance would be at odds with the established mews character of smaller scale, subordinate buildings which are secondary to the large houses of Camden Square. Furthermore, mansard style roof forms are not noted in the surroundings and are uncharacteristic of Camden Square in general.

When allowing the 2005 appeal for the two-storey development, the inspector noted that the “*relatively modest scale of the (proposal) would allow the alterations to complement the more intimate nature of Camden Mews*”. Officers consider that this new proposal, being significantly larger in height and mass, would fail to meet this test of complementing the established scale of Camden Mews.

The proposed house would be in a Victorian pastiche style, including splayed bay windows which are uncharacteristic of the surroundings generally. The inspector previously noted on the allowed proposal that this styling in itself would not unduly harm the character of the surroundings. The proposed development however, by reason of its scale, bulk and mass, would form a dominant, visually intrusive addition to the street and fail to respect the hierarchy of scales relating to that of principal houses and mews development.

Overall the proposal would fail to consider the character, context, scale and form of surrounding development, causing harm to the character and appearance of the conservation area and is contrary to policy D1 and D2 of the Camden Local Plan.

Standard of accommodation

The proposed house would exceed minimum space standards and provide good levels of outlook, daylight and useable outside amenity space. Overall the proposal would provide a good standard of accommodation.

The applicant has submitted details of compliance with Lifetimes Homes Standards; however the current requirement would be to meet Building Regulations M4(2) standards. Further details in respect of this would have been secured by condition should the proposal have otherwise been acceptable.

Impact on neighbour amenity

Policy A1 of the Camden Local Plan seeks to ensure that the amenity of communities, occupiers and neighbours is protected by considering outlook, daylight and overshadowing when granting planning permission. Camden Planning Guidance on Amenity states that the Council will expect development to be designed to protect the privacy of occupants of both new and existing dwellings to a reasonable degree. Therefore, new buildings, extensions, roof terraces, balconies and the location of new windows should be carefully designed to avoid overlooking.

Camden Planning Guidance indicates that to ensure privacy, it is good practice to provide a minimum distance of 18m between the windows of habitable rooms in existing properties directly facing a proposal.

Street facing roof terraces are not characteristic of the surroundings. The proposed second floor level roof terrace would be sited to the side of the house alongside no 29 Camden Mew, alongside the street. This siting would enable direct overlooking down to the adjacent habitable room first floor windows of no. 29 at a distance of less than 3m as well as directly across the street at a distance of around 5m into the principal windows of no. 4 which are situated at first floor. The roof terrace would introduce unreasonable levels of overlooking to both these neighbours. As such the proposal would result in acceptable harm to the amenity of these neighbours, and as such the proposal is contrary to policy A1 of the Camden Local Plan.

The new house would be sited largely within the existing footprint of the existing structure with the exception of the additional side wing alongside Camden Mews. The proposed scale and siting of the house would not result in significant impact on neighbours through loss of daylight or outlook.

Sustainability

Local Plan policy CC1 requires all development to minimise the effects of climate change and

encourage all developments to meet the highest feasible environmental standards that are financially viable during construction and occupation. The Council will require all proposals that involve substantial demolition to demonstrate that it is not possible to retain and improve the existing building.

CPG Energy efficiency and adaptation advises that all proposals for substantial demolition and reconstruction should be fully justified in terms of the optimisation of resources and energy use, in comparison with the existing building. Where the demolition of a building cannot be avoided, we will expect developments to divert 85% of waste from landfill and comply with the Institute for Civil Engineer's Demolition Protocol and either reuse materials on-site or salvage appropriate materials to enable their reuse off-site. The Council will also require developments to consider the specification of materials and construction processes with low embodied carbon content.

The applicant has provided very limited information in respect of sustainability requirements, indicating only that 60% of roof and external wall materials would be reused. The applicant has therefore failed to supply sufficient information in relation to optimising of resources as outlined above. As such it cannot be accepted that demolition is justified in respect to policy CC2 of the Local Plan.

Trees

Local Plan policy A3 requires the Council to resist the loss of trees and vegetation of significant amenity, historic, cultural or ecological value including proposals which may threaten the continued wellbeing of such trees and vegetation. The Council will require trees and vegetation which are to be retained to be satisfactorily protected during the demolition and construction phase of development

A tree survey has been submitted and assessed by the Council's Tree and Landscape Officer. The survey indicates all trees on site are of low quality and officers have accepted this assessment. The applicant has not however indicated whether the trees would be removed or otherwise and further details including protection measures would be required should the application have otherwise been considered acceptable.

Transport

Local Plan policy T2 seeks to limit the availability of parking and require all new developments in the borough to be car-free.

Car-free development means that no parking spaces are provided by or associated with the development other than those reserved for disabled people where necessary and businesses/services reliant upon parking where this is integral to the nature, operational and/or servicing requirements.

CPG Transport indicates that the Council will expect all new residential development to be car-free, including redevelopments (and changes of use) with new occupiers. The car-free policy applies across the whole borough, regardless of public transport accessibility level (PTAL) ratings.

In accordance with Local Plan Policy T2, all new developments are required to be car-free. Therefore all homes in new developments must be car-free, not just additional dwellings. Exceptionally, where existing occupiers are to return to a property after it has been redeveloped, we will consider allowing the reprovision of the parking available to them (so the redevelopment does not cause people to lose parking already available on that site prior to its redevelopment), where it is demonstrated to the Council's satisfaction that the existing occupier will return to the property as their principal home. In such cases, the Council will consider temporarily relaxing the car-free requirement in respect of that dwelling for the period over which that occupant resides at the property. A mechanism set out in the Section 106 agreement will require returning owner-occupiers to provide evidence that they intend to continue to occupy their home as their principal residence before any temporary relaxation of car-free status can take place. Such properties would be car-free to future occupiers who would be ineligible for on-street parking permits.

In the absence of a legal agreement securing car-free development, the proposals would be contrary to policy T2 of the Camden Local Plan.

Conclusion

The proposed development, by reason of its siting, scale, and bulk would appear as an overbearing and visually intrusive addition, out of context with the characteristic mews typology and would be detrimental to the character of the streetscene and surrounding conservation area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan (2017)

The proposed second floor roof terrace would result in unacceptable loss of privacy to the occupants of nos. 29 and 4 Camden Mews, contrary policy A1 (Amenity) of the London Borough of Camden Local Plan (2017)

The proposed development, in the absence of sufficient information to justify demolition over reuse, would fail to demonstrate the proposal would constitute sustainable development, contrary to policy CC2 of the London Borough of Camden Local Plan (2017)

The proposed development, in the absence of a legal agreement securing car free development, the would be likely to contribute unacceptably to parking stress and congestion in the surrounding area and fail to promote more sustainable and efficient forms of transport, contrary to policy T2 of the London Borough of Camden Local Plan (2017)