

# CONSULTATION SUMMARY

## Case reference number(s)

2020/2252/P

## Case Officer:

Mark Chan

## Application Address:

19 St Paul's Mews  
London  
NW1 9TZ

## Proposal(s)

Erection of a rear dormer window and 2x front rooflights.

## Representations

<b>Consultations:</b>	No. notified	0	No. of responses	2	No. of objections	2
					No of comments	0
					No of support	0

<b>Summary of representations</b>	<p>2 objections have been received and their grounds are summarised as follow:</p> <ol style="list-style-type: none"><li>1. St Paul's Mews is reasonably intact although some windows have been changed. The proposed dormer windows and roof extension would drastically change and destroy the character of the traditional original sweep of neighbouring sloped slate roofs and could set a terrible precedent.</li><li>2. The roof proposal would resemble bland urban modern mass construction housing or an office block roof.</li><li>3. The proposed windows are extremely inappropriate and do not fit in with this historic mews.</li><li>4. The proposed front rooflights would not be appropriate, would cause light pollution and a nuisance. We have concerns that if three roof lights are approved for the front elevation, it will permanently alter the</li></ol>
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significant architectural style of the terrace, and long term will lead to further loss of character.

5. There is already mass development and a huge amount of newly built housing nearby and this attempt to increase and intensely concentrate the occupation of this building would cause further tension and issues with overcrowding, waste, noise and nuisance to neighbours and overuse and pressure on council services.

Summary of comments

*(Commentary on the grounds of representation, including balanced reasoning for recommendation)*

*A site visit was carried out by the Officer and the grounds of the objection as well as the proposal's potential impact on neighbouring amenities was assessed.*

1. *Whilst dormers and rooflights have been approved along the terrace at Nos. 3, 4 and 22 St Paul's Mews, the overall traditional characteristic and appearance of St. Paul's Mews is still intact.*
2. *The proposed rear dormer is set back from the ridge and sloped edge of the roof by 0.5m and is considered a subordinate addition to rear roof slope. The cladding of the dormer would be slate tiles to match the existing roof. It is considered to be appropriate for traditional housing and is in keeping with character and appearance of the host building.*
3. *The rear dormer windows are smaller than the windows below and respects the hierarchy of windows. The windows would be made of high-quality Aluminium. Their overall design and proportions are similar to what was approved at No. 22 (ref: 2016/6773/P). Whilst the rear dormer would be visible from the rear garden and Maiden Lane, its design and material is in keeping with character and appearance of the host building and the terrace and is considered acceptable.*
4. *The applicant has reduced to the number of front rooflights from three to two. The rooflights would be in conservation style and flush with the roof slope. It is noted that similar rooflights were approved for No. 22 (ref: 2016/6773/P). The proposed front rooflights are considered acceptable and would not be out of character with the host building and wider terrace. The rooflights would not harm the conservation area.*

**(Officer response(s)  
in italics)**

	<p>5. <i>The proposal does not create new residential units and thus is unlikely to cause further tension and issues with overcrowding, waste, noise and nuisance to neighbours and overuse and pressure on council services.</i></p>
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**Recommendation:-**

**Grant planning permission**