

Delegated Report (Members Briefing)	Analysis sheet		Expiry Date:	30/11/2020
	N/A		Consultation Expiry Date:	06/12/2020
Officer		Application Number(s)		
Nathaniel Young		2020/4539/P		
Application Address		Drawing Numbers		
10 Camden Mews London NW1 9DA		Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of staircase access structure at roof level in connection with use of roof as an outdoor terrace.				
Recommendation(s):	Grant Conditional Planning Permission			
Application Type:	Householder Application			
Conditions or Reasons for Refusal:	Refer to Draft Decision Notice			
Informatives:				
Consultations				
Adjoining Occupiers:	No. of responses	12	No. of objections	07
Summary of consultation responses:	<p>Press notice: published on 12/11/2020 Site notice: displayed from 11/11/2020</p> <p>Five support comments were received from the occupiers of Nos. 8 and 10 Camden Square and 8, 14 and 42 Camden Mews:</p> <ul style="list-style-type: none"> • Additional greenery and plant life has positive impact. • Roof garden would be a visual enhancement to Mews and will give a much-improved vista. • Roof gardens good for the environment (reduction of Co2, ecological footprint, wildlife preservation). • Family and friends gathering on a terrace would cause no more harm than gathering in a garden divided by a fence or shrub and should not be considered 'pollution' • Shared overlooking naturally a part of living in a London mews terrace. • Roof terraces, gardens, balconies and elevated greenery are a part of the vernacular of our street and they enhance the living quality for 			

everyone in terms in many ways, ecologically, environmentally and visually.

- Enhance living space for occupiers without detrimentally impacting surrounding properties.

Seven objection comments were received from the occupiers of Nos. 4 (multiple flats), 5, 6, 6A Camden Square and 12 Camden Mews, raising the following concerns:

1. Loss of light
2. Loss of privacy
3. Noise pollution and light pollution

Officer comments

1. *Officers note this comment was made by occupiers of Camden Square. The proposed access structure measuring approx. 4.725m (w) x 2.070m (d) x 2.500m (h) is considered to be of an appropriate scale and siting. It would be significantly set back from both the front and rear elevations and sited in excess of 20m from the nearest habitable windows of the properties located on Camden Square and also positioned north/north-west of said windows. As such, it is not considered that the proposal would result in any significant loss of daylight or sunlight and refusal would not be warranted on this basis.*
2. *See section 2.3 (Residential amenity) of this report.*
3. *See section 2.3 (Residential amenity) of this report.*

No objection to design, staircase appropriately setback and elegantly proportioned. Timber batten planters would take up the rhythm of the existing timber cladding on the front elevation of the property.

Object regarding residential amenity impact:

1. Rear part of roof terrace would compromise the privacy of both 5 Camden Square and potentially 12 Camden Mews.
2. Installation of planters cannot be enforced.
3. Terrace will generate undue levels of noise and light pollution.

Officer response

1. *The distance between the roof terrace and the properties to the rear would be in excess of 20m and as such beyond the separation distance considered to result in an undue loss of privacy (less than 18m). The applicant has sufficiently demonstrated with the submitted information that the proposed obscured glass privacy screens and fixed planters would sufficiently prevent direct overlooking into the neighbouring habitable windows of No. 12 Camden Mews. See section 2.3 (Residential amenity) of this report for further discussion.*
2. *Installation of fixed planters and privacy screens is to be secured by way of a condition and can be enforced upon if breached.*
3. *The roof terrace would serve a single family dwelling, and would be similar in scale to a number of existing roof terraces observed in the immediate surrounding area. Given its size and layout it would not be capable of hosting gatherings large enough to cause significant noise and disturbance. Use of the terrace would likely to limited to the*

**Camden Square
CAAC:**

current occupiers and potentially a small number of guests. The applicant has confirmed in a supporting document that lighting would be kept to a minimum and not be sited above the height of the surrounding planters. See section 2.3 (Residential amenity) of this report for further discussion.

Site Description

The application site contains, a two-storey, end-of-terrace, residential mews property, situated on the south-eastern side of Camden Mews within the Camden Square Conservation Area.

Relevant History

None of relevance.

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

The Publication London Plan 2020

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance 2021

CPG Design

CPG Amenity

CPG Home Improvements

Camden Square Conservation Area Appraisal and Management Strategy 2011

Assessment

1.0 Proposal

1.1 Planning permission is sought for:

- Erection of roof access structure at roof level measuring approximately 4.725m (w) x 2.070m (d) x 2.500m (h) with 4 x PV panels on top.
- Creation of roof terrace on main roof including the installation of obscured glass privacy screens on north side elevation (approx. 1.5m high above deck level) and fixed timber batten planters to surround new amenity space (approx. 1.1m high above deck level).

Revisions

1.2 During the course of the application the applicant has submitted revised drawings including obscured glass privacy screens along the northern side elevation of the terrace and repositioning of planters, in order to prevent overlooking into No. 12 Camden Mews.

2.0 Assessment

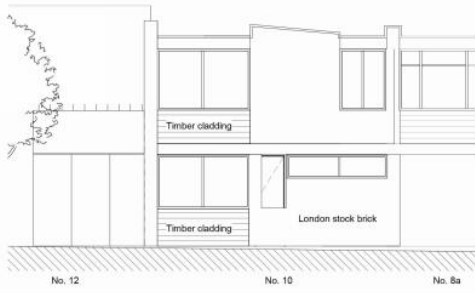
2.1 The material considerations for this application are as follows:

- Design and conservation;
- Residential amenity

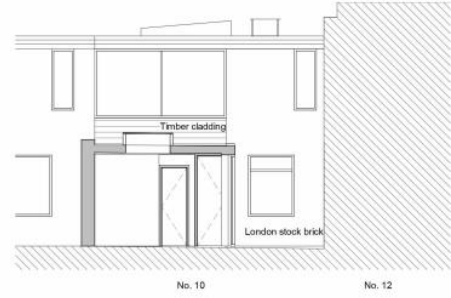
2.2 Design and conservation

2.2.1 Local Plan policies D1 and D2 are aimed at achieving the highest standard of design in all developments. Local Plan policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area; and policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

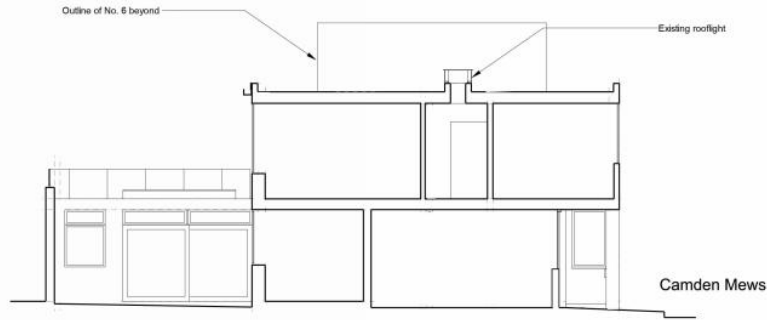
2.2.2 The proposed access structure, privacy screens and planters are not considered to form visually obtrusive features within the street scene or wider conservation area. The proposed access structure with PV cells sitting atop would be set back from the front elevation of the property by approx. 2.8m with a height of approx. 2.5m and would only be partially visible from restricted, longer range views along Camden Mews. The planters and screens would also only be partially visible from similar longer range views looking down Camden Mews. These new roof level features would not however be out of keeping with the established pattern of development. A high proportion of the properties along this section of Camden Mews benefit from existing roof terraces above the mains roofs and the associated screening structures can be partially observed as one looks up and down the mews from medium to long range distances. Although the host building is part of a group of three buildings with an unaltered roofline, CPG Home Improvements notes that not every unbroken roofline is of heritage value and worthy of preservation. This is considered to be the case in this instance, given the existing alterations to neighbouring properties in this section of Camden Mews and as this group of buildings are not historic.



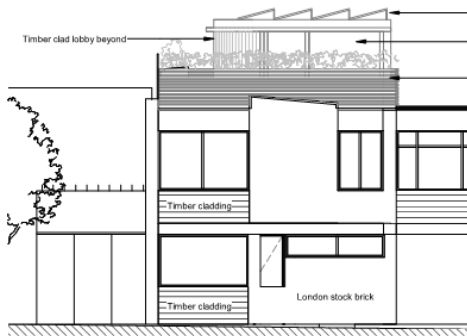
1 Existing Front Elevation
PL3 1 : 100



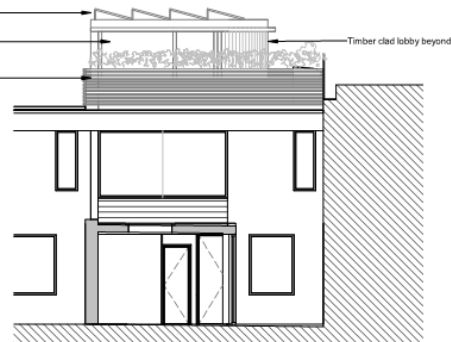
2 Existing Rear Elevation
PL3 1 : 100



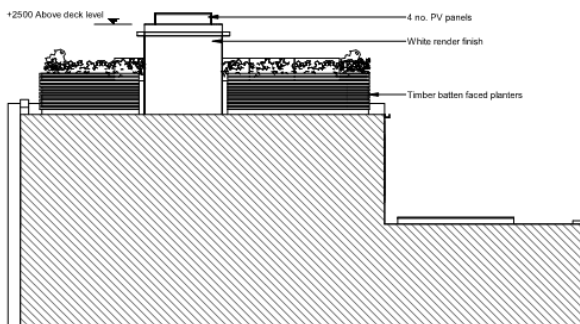
3 Existing Section AA
PL3 1 : 100



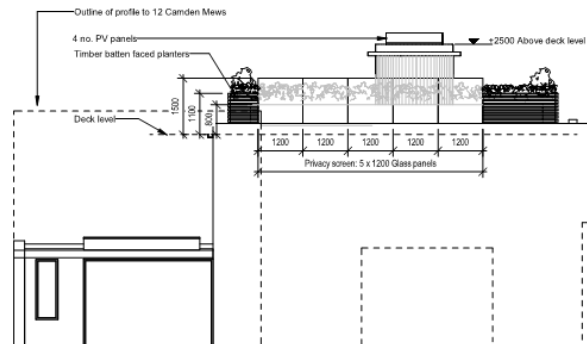
1 Proposed Front Elevation
PL6 1 : 100



2 Proposed Rear Elevation
PL6 1 : 100



3 Proposed elevation from NE
PL6 1 : 100



4 Proposed Elevation from SW
PL6 1 : 100

2.2.3 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and

location of the proposed alterations, would ensure no harm is caused to the character of the host building and surrounding conservation area, in accordance with policies D1 and D2 of the Camden Local Plan.

2.3 Residential amenity

2.3.1 Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm the amenity of neighbouring residents. This includes factors such as light, outlook, privacy, noise and disturbance.

2.3.2 It is not considered that the proposed development would result in an undue loss of residential amenity. Given the scale and siting of the new structures in relation to neighbouring habitable windows, it is not considered there would be any significant detrimental impact to light or outlook. The roof terrace would serve a single family dwelling, and would be similar in scale to a number of existing roof terraces observed in the immediate surrounding area. Given its size and layout it would not be capable of hosting gatherings large enough to cause significant noise and disturbance. Use of the terrace would likely be limited to the current occupiers and potentially a small number of guests. The applicant has confirmed in a supporting document that lighting would be kept to a minimum and not be sited above the height of the surrounding planters.

2.3.3 With regards to overlooking, to the front, views would be afforded from the roof terrace of the properties on the opposite side of the mews. It is however considered that there is an existing degree of shared overlooking due to the close relationship of the mews properties and it is noted that the affected properties already currently benefit from roof terraces which overlook the subject property. As such, the terrace would not cause significant harm beyond what has been established and would be typical of this mews.

2.3.4 To the rear, the nearest properties, particularly the rear habitable windows of No. 5 Camden Square would be sited approximately 20m from the proposed roof terrace and as such beyond the separation distance (less than 18m) which is considered to cause an undue loss of privacy. To the side, No. 12 is set back from the subject property and as such allows the opportunity for users of the terrace to look back into the front windows of No. 12. The applicant has however included fixed obscured glass privacy screens and planters which would prevent users from directly looking into these windows and leaning over the side of the terrace. The privacy screens would be made of obscured glass and as such would not block sunlight reaching the front elevation/garden area of No. 12 but would prevent direct overlooking. The installation of these privacy screens and planters prior to first use of the roof terrace, and their permanent retention thereafter, would be secured by condition.

3.0 Recommendation:

3.1 Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 8th February 2021, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'