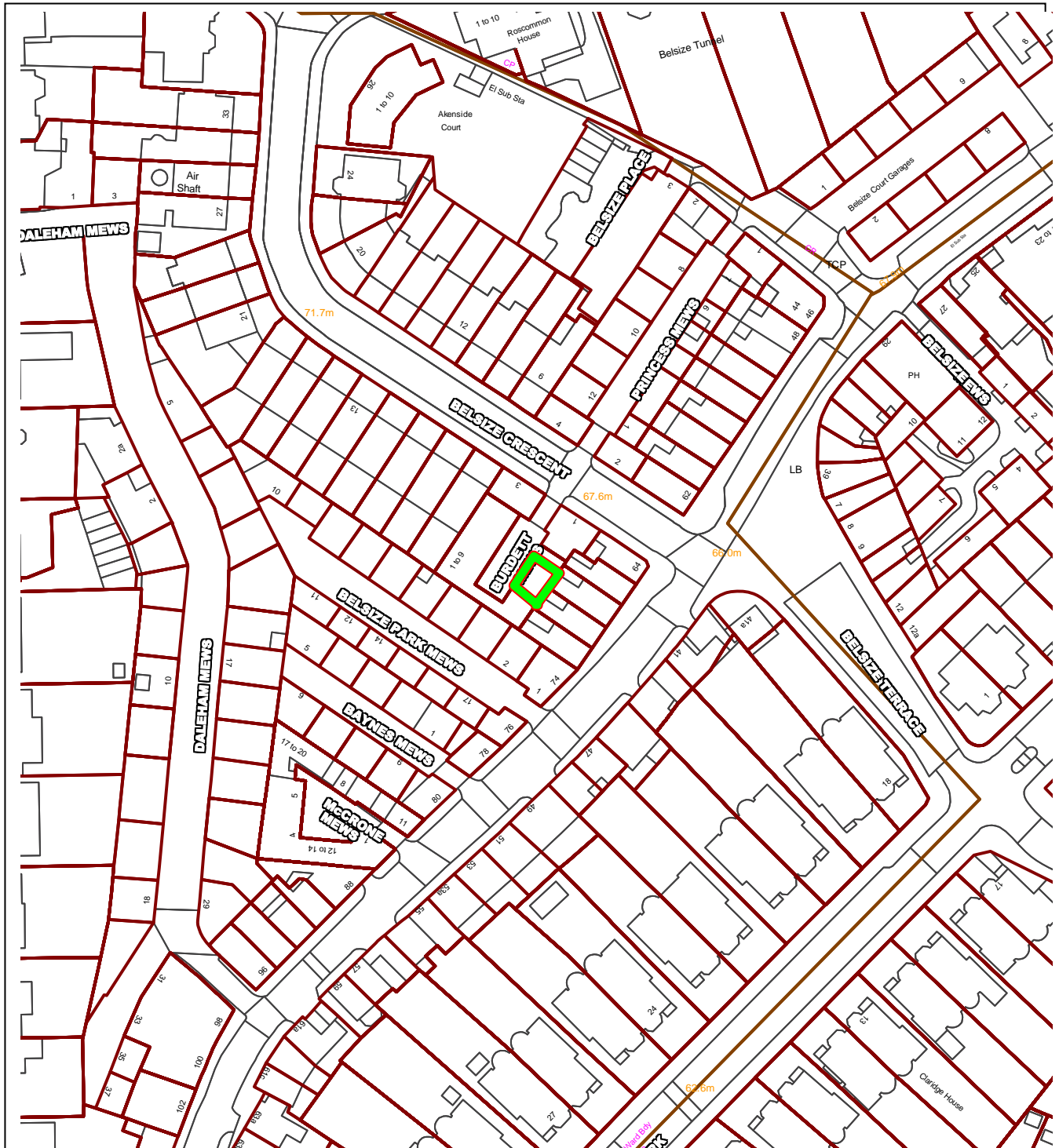


9 Burdett Mews



This material has been reproduced from Ordnance Survey digital map data with the permission of the controller of Her Majesty's Stationery Office, © Crown Copyright.



Burdett Mews



Application property on left side – with light green windows and doors



Burdett Mews – Opposite side

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		15/01/2021	
		N/A		Consultation Expiry Date:		17/01/2021	
Officer				Application Number(s)			
Adam Greenhalgh				2020/5413/P			
Application Address				Drawing Numbers			
9 Burdett Mews London NW3 5QX				Please refer to draft decision notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Changes to the front elevation including replacement of garage doors with a window, replacement of metal railings at first floor with a glazed balustrade, a replacement entrance door, removal of metal window boxes and the installation of rooflights.							
Recommendation(s):		Grant Conditional Planning Permission					
Application Type:		Full Planning Application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. of responses	01	No. of objections	01		
		Site notice: displayed 23/12/2020 – expiry 16/01/2021 Press notice: published 24/12/2018 – expiry 17/01/2021					
Belsize CAAC		Objection Object to the proposed first floor bay widow as it is intrusive and disrupts the architectural unity of the courtyard. <u>Officer comment</u>					

	<i>The proposed first floor bay window was omitted from the proposal with the existing first floor window being retained and a metal balustrade being proposed.</i>
--	---

Site Description

The application relates to a two storey 20th century house within Burdett Mews which is an enclosed early 20th century mews behind Belsize Crescent in the Belsize Conservation Area. The property is not noted as being a 'positive contributor' in the Belsize Conservation Area Statement 2002 and the mews is not noted for its architectural or historic merits.

It is a red brick house with a garage door, a timber entrance door and window on the ground floor. The first floor has three windows (two with metal plant boxes and one with metal railings) and it has a parapet wall at roof level.

Relevant History

No previous planning history on the LB Camden website

Relevant policies

National Planning Policy Framework 2019

The London Plan March 2016

Publication version 2020

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG)

Design (2021)

Amenity (2021)

Home Improvements (2021)

Belsize Conservation Area Statement 2002

Assessment

PROPOSAL

1.1 Planning permission is sought for external alterations as follows:

- Replacement of timber garage door with matching infill brickwork and a window of a matching style and pattern to the existing ground floor window
- Replacement timber entrance door with glass canopy above (projecting 520mm from the building)
- Removal of the metal plant boxes from under the two outer first floor windows
- Replacement of metal railings with a glazed balustrade on the first floor middle window
- Installation of four rooflights on the roof

2 ASSESSMENT

2.1 The material considerations for this application are as follows:

- Design and Conservation
- Amenity of neighbouring residential occupiers
- Highways and transport

2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of design in all developments. 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 Within the Heritage section of the Council's Planning Guidance SPD it is noted that 'The Council will only permit development within Conservation Areas that preserves and where possible enhances the character and appearance of the area'.

2.2.3 Guidance note BE19 of the Belsize Conservation Area Statement states: 'New development should be seen as an opportunity to enhance the Conservation Area. All development should respect existing features such as building lines, roof lines, elevational design, and, where appropriate, architectural characteristics, detailing, profile and materials of adjoining buildings'

2.2.4 The property is not noted as being a 'positive contributor' in the Belsize Conservation Area Statement 2002 and the mews buildings are not noted for its architectural or historic merits. The mews does not feature in the description of the area in the Conservation Area Statement.

2.2.5 The proposed alterations would be in keeping with the character and appearance of the building and the mews and no harm would be caused to the significance of the Conservation Area. The brick infill and new window to replace the garage door would match the existing ground floor window and the timber door with glass canopy above would not harm the architectural style of the building. The removal of the metal plant boxes would not affect the architectural composition of the building and the replacement of the metal railings with a glass balustrade on the middle window on the first floor would have no significant effect on the heritage or townscape value of the building or the mews. The new rooflights would not be visible from street level or any neighbouring properties and consequently they would have no effects on the appearance of the townscape.

2.2.6 The objection which was received from the Belsize Conservation Area Advisory Committee related to an initial proposal to replace the middle window on the first floor with a cantilevered bay window. This component was subsequently omitted and the objection is no longer relevant.

2.2.7 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.

2.3 Amenity of neighbouring residential occupiers

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 No extensions are proposed and the proposed alterations would not result in any loss of light at any neighbouring properties. The outlook/aspect of the neighbouring dwellings would not be harmed and the proposals would not result in any more overlooking or loss of privacy at any neighbouring sites.

2.3.3 No objections have been received from the occupiers of any neighbouring properties and the proposals are assessed not to result in any significant loss of amenity for any neighbouring occupiers.

2.4 Highways and transport

2.4.1 The garage door which is to be removed (and replaced by a window) would not have any impacts on the highway network because it does not serve a car parking space. The ground floor is already used entirely as a living room/kitchen/diner. The proposal would not result in any significant increase or activity on the highway and there would be no loss of highway safety or conflict with the Council's policies for sustainable transport.

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 February 22nd 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'

Application ref: 2020/5413/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 13 February 2021

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

Brod Wight Architects
8a Baynes Mews
Belsize Park
NW3 5BH
United Kingdom

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:
9 Burdett Mews
London
NW3 5QX

Proposal:

Changes to the front elevation including replacement of garage doors with a window, replacement of metal railings at first floor with a glazed balustrade, a replacement entrance door, removal of metal window boxes and the installation of rooflights.

Drawing Nos: 1107:- SS01, SS02, SS03, S04, SS05, AP01, AP02A, AP03A, AP04A, Design and Access Statement

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 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

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 drawings: AP01, AP02A, AP03A, AP04A

Reason:

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

Informative(s):

- 1 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).
- 2 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.
- 3 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.

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

Chief Planning Officer