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Date: 25/01/2021
Our ref: 2020/4372/PRE
Contact: Nora-Andreea Constantinescu
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Dear Jeremy Walker,

Re: 22 & 23 Maryon Mews, NW3 2PU

Thank you for submitting a pre-planning application enquiry for the above property which was received on 21/09/2020 together with the payment of £882.68 which was received on 02/10/2020. The advice is based on the information provided by the applicant, and virtual discussion on MS Teams on 04/11/2020.

A second submission was received on 30/11/2020. This letter includes advice for both first and second submissions.

Development Description

Erection of an additional roof level and terrace to both nos. 22 and 23 Maryon Mews.

Site description

Maryon Mews is a gated cul-de-sac of approximately 36 residential properties, located behind the 3-storey residential terrace and shopping parade that fronts onto the west side of South End Road. Maryon Mews is accessed primarily from this side through a controlled gate serving cars and pedestrians, into the principle courtyard from which the Mews housing is accessed.

The application site is a 3-storey terraced building located on the northern side of Maryon Mews, part of terrace group of six buildings. The buildings are bordered to the rear by Overground rail line.

The terraced buildings appear to be constructed at the same time with the other buildings within Maryon Mews, and likely to be designed by Ted Levy architect, given their character, architectural detailing and appearance.

The site lies within Hampstead Conservation Area, and covered by Hampstead Neighbourhood Plan.

Planning history

Relevant planning history at the application sites:

PW9902359 - 22 Maryon Mews – The erection of an infill extension at rear second floor level, and the creation of roof garden, including the provision of a staircase enclosure, on the existing flat roof. – **Granted 1999**

PW9802530 - 23 Maryon Mews – Alterations to building to enclose existing patio area at upper ground floor level to provide additional living accommodation. – **Granted 1998**

PW9802716 – 23 Maryon Mews – Alterations and extension at rear first floor level to provide an enlarged bedroom. – **Granted 1998**

Relevant planning history at the adjacent site:

2011/2044/P - 21 Maryon Mews - Alterations and additions including rear infill extension with new windows at first and second floor level, access to roof terrace and timber fencing at roof level in connection with use as a roof terrace to existing house (Class C3) - **Granted 20 June 2011**

Assessment

The proposal seeks to extend the existing two terraced buildings is a new roof level.

The main issues for consideration are:

- Principle of an additional roof level
- Heritage and design
- Impact on amenity
- Sustainability

Principle of an additional roof level

- Previous permissions have been granted at nos. 21 and 22, to erect timber balustrades and a small extension to provide access onto the roof to be used as a terrace. As a result the terrace row now includes additional alterations and extensions.
- Whilst it is acknowledged that the terrace forms a coherent composition in itself, it is considered that an additional roof level, which respects and celebrates the host buildings design approach and architectural detailing, could be accepted in the event of a future planning application. Any design iterations should inform the overall design approach for the whole terrace.
- Due to their position, the proposed terraced buildings would be visible from the entrance to Maryon Mews from South End Road, and the railway bridge on South End Road. The impact of the proposals to the streetscene from this location should be carefully considered.

Heritage and design

An initial iteration of the proposal was submitted, and advice was provided in a virtual meeting, which is summarised below:

- The proposal includes a simple, rectangular additional floor level which sits on top of two dwellings, with a set back to front elevation to form a balcony. The box like

extension would open with large glazing doors into the front balcony and to the rear it would be animated by two larger windows with forward projecting reveals and two smaller ones with common reveals.

- The bulk of the proposals due to their rigid form and position on the host building, would be considered to harm the composition of the terrace as a group, and overwhelm the host buildings and wider terrace.
- The terrace row has a dynamic front elevation, with glazed forward projections at first floor levels, and sections of solid parapets in between the buildings, which help differentiate the individual dwellings. Overall, the rhythm of the volumes on the front elevations have a defined character which is of value to the appearance of the buildings.
- To the rear the terrace has been designed with a two storey set back which has been later fully infilled at nos. 23 and 22 Maryon Mews and infilled only on one floor at no. 21. The set back, as initially designed, contributes greatly to the rhythm of the rear elevation. Any additional roof level should reference this through its form and detailed design.
- You were advised that a study of the existing front and rear elevations across the terrace in terms of volumes, projections, materiality, colour scheme and their rhythm should inform future iterations of an additional floor level. The study should also include reference to other similar Ted Levy roof extensions.
- It is imperative that you consider the impact and overall appearance of the proposed roof extension at the application sites, and to other terraces.

Second submission:

- To the front, the proposed additional roof level would have a partial forward projection and a recessed element to create a front balcony. The proposed volumes and their position would relate to the existing rhythm of the front elevations of the host buildings and wider terrace row, which is welcomed.
- It is noted that the height of the proposed roof extension is only smaller by 0.05m than the storey below. A lower volume would relate to the hierarchy of spaces within the buildings so you are advised to reduce this internal height.
- The shape of the forward projection still appears quite rigid and abrupt. The use of slopes in the existing projections help softening the prominence of volumes and you are advised to consider a similar approach to soften the proposed volume. This element is of particular importance as it would be seen from South End Road. A reduction in height of the internal space as mentioned above, would aid in containing the overall prominence of the extension as seen from wider area.
- Above the doors to front elevation a rectangular boxing is proposed annotated as solar shading 'brow'. This element appears slightly removed from the overall composition. Further details should be provided in respect of this element in order to appreciate its impact on the additional floor level and overall composition of the host buildings and terrace row.
- To the rear the proposal would include deep recessed picture windows. For the other properties within the row which have not been infilled to the rear, it indicates that the proposed roof extension could still function with a retained void. The recessed window is considered a reasonable solution, considering the rear of the site has already been altered. You are advised to consider an even deeper recess to accentuate the set back of this part of the volume.

- Various precedents of Ted Levy design have been submitted which show the strong repetitive rhythm of projecting volumes combined with recessed elements. It also shows that white cladding boards are used as contrasting texture to brickwork for the construction of elements on upper parts of the building. In terms of external appearance, the proposal includes a similar approach using horizontal cladding to match the one already used on the roof above the existing windows. This is considered an acceptable approach; however, further details in relation to the colours and type of material to be used as cladding shall be provided in the event of a future planning application.
- Overall it is considered that the proposal included in the second submission has a greater potential to reach an acceptable scheme, yet further work on the detailed design is required.

Amenity

It is noted that permission has been previously given for roof terraces at two of the properties within the terrace row, and therefore no harmful overlooking would be caused by a terrace to front elevations.

In relation to the first submission, the use of the proposed front terraces would result in mutual overlooking between dwellings within the terrace row. Subsequent installation of privacy screens to ensure no loss of privacy would be caused to the neighbouring occupiers might be required, which would potentially add clutter to the elevations and composition of the terraces and therefore would not be encouraged.

In relation to the second submission, the potential harm to neighbouring amenity in terms of loss of privacy has been removed due to the proposed volume projection and recess which is welcomed.

Sustainability

The initial submission mentions that the proposed roof addition would be built to a high standard of sustainability with focus on energy efficiency throughout by applying passive design principles, which is welcomed.

In addition, you are advised to consider provision of renewable energy such as solar panels along with a green roof on the top of the new roof addition, integrated within the design of the new structure; however, careful consideration should be given their additional bulk to the overall extension.

Recommendations

In principle, a new roof level at nos. 22 and 23 would be acceptable, subject to further details being provided.

The proposed development included in the second submission has addressed some of the initial concerns raised at the first meeting; however, there are still elements that need

further consideration, and should be addressed prior to a future planning application being submitted including:

- The forward projecting volume should be softened to respond to elements on the existing building and wider terrace row. Views from wider area should be considered
- Details of the solar shading bow shall be provided.
- A deeper recess to rear elevation should be explored.
- Details of the materials to be used for the proposed roof addition and colours should be provided.

Please see appendix 1 for supplementary information and relevant policies.

If you have any queries about the above letter or the attached document please do not hesitate to contact Nora Constantinescu (0207 974 5758)

Please Note: This document represents an initial informal officer view of your proposal based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

Thank you for using Camden's pre-application advice service; I trust this is of assistance in progressing your proposal.

Yours sincerely,

Nora Constantinescu

Planning Officer
Planning Solutions Team

Appendix 1:

Relevant policies and guidance:

- **National Planning Policy Framework (2019)**
- **Publication London Plan 2020**
- **Camden Local Plan 2017**
 - Policy G1 Delivery and location of growth
 - Policy A1 Managing the impact of development
 - Policy A3 Biodiversity
 - Policy C3 Cultural and leisure facilities
 - Policy D1 Design
 - Policy D2 Heritage
 - Policy CC1 Climate change mitigation
 - Policy CC2 Adapting to climate change
 - Policy CC3 Water and flooding
 - Policy DM1 Delivery and monitoring
- **Camden Supplementary Guidance 2018-2019**
 - CPG – Design
 - CPG – Amenity
 - CPG – Energy efficiency and adaptation
 - CPG – Biodiversity
- **Hampstead Conservation Area Statement 2002**
- **Hampstead Neighbourhood Plan 2018-2033**

Planning application information:

The following documents should be included with the submission of a full planning application:

- Completed full planning application form
- The appropriate fee
- Location Plan (scale 1:1250)
- Site Plan (scale 1:200)
- Floor plans (scale 1:100) labelled 'existing' and 'proposed'
- Elevations and sections (scale 1:100) labelled 'existing' and 'proposed'
- Section drawings (scale 1:50) labelled 'existing' and 'proposed'
- Design and Access and Statement to include CGI views from wider area with the proposals.

More about supporting information for planning applications [here](#).

We are legally required to consult on applications with individuals who may be affected by the proposals. We notify neighbours by displaying a notice on or near the site and placing an advert in the local press. We must allow 23 days from the consultation start date for responses to be received. We encourage you to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers. However, if we receive three or more objections from neighbours, or an objection from a local amenity group, the application will be referred to the Members Briefing Panel if officers recommend it for approval. For more details click [here](#).