

<b>Delegated Report</b>		<b>Analysis sheet</b>	<b>Expiry Date:</b>	22/12/2021
		N/A / attached	<b>Consultation Expiry Date:</b>	06/01/2022
<b>Officer</b>			<b>Application Number(s)</b>	
Miriam Baptist			2021/5268/P	
<b>Application Address</b>			<b>Drawing Numbers</b>	
7 Wavel Mews London NW6 3AB			Refer to Draft Decision Notice	
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>				
Erection of a second storey roof extension with front roof terrace and glazed screen.				
<b>Recommendation(s):</b>		Refuse Planning Permission		
<b>Application Type:</b>		Householder Application		

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	05	No. of objections	03
			No. electronic	05		
Summary of consultation responses:	<p><b>Site Notices</b> were displayed on 13/12/2021 expiring on the 06/01/2022 in the following locations:</p> <p>- 7 Wavel Mews - 11 Acol Road</p> <p>A <b>Press Advert</b> was published on and 09/12/2021 and expired on 02/01/2022.</p> <p>3 adjoining occupiers objected on the proposal on the following grounds:</p> <ul style="list-style-type: none"><li>• A second storey would be out of character with rest of the mews - the historic roofline should be preserved in line with principles of the conservation area.</li><li>• Visual bulk</li><li>• Loss of light/ concern regarding overshadowing</li><li>• Materials proposed inappropriate</li></ul>					
CRASH comments:	<p>Local group <u>Combined Residents Association of South Hampstead</u> (CRASH) objected on the following grounds:</p> <ul style="list-style-type: none"><li>• Significant increase in existing roof level/building height which would create a precedent inconsistent with the conservation area strategy (particularly paragraphs 12.9 and 12.19).</li><li>• Obscured glazed 1.8m screen to front of property would be highly visible from street level and not in keeping with surrounding properties. Extension screen would still be visible from surrounding buildings.</li><li>• Use of anodized aluminum sliding doors is inconsistent with historic materials and design in the area</li><li>• The terrace will overlook gardens at the rear of Abbey Road.</li></ul>					

## Site Description

The site is a residential, two-storey mews house. It is not a listed building but lies within the South Hampstead Conservation Area and is identified as a positive contributor.

## Relevant History

Application site:

**2016/2136/P** - Proposed roof extension and roof terrace - *Withdrawn*

Nearby sites:

**18837** - 3 Wavel Mews, NW6. - The erection of an additional storey at 3, Wavel Mews, NW6 to provide a studio and roof terrace – *Refused 18/07/1974*

**18113** - 10 Wavel Mews, NW6. - Erection of an additional storey at roof level to provide an additional habitable room at 10, Wavel Mews, N.W.6. – *Refused 28/02/1974*

**17125** - 10 Wavel Mews, NW6. - Erection of an additional storey at roof level to provide an additional habitable room at 10, Wavel Mews, N.W.6. – *Refused 07/12/1973*

## Relevant policies

### National Planning Policy Framework 2021

### London Plan 2021

### Camden Local Plan 2017

Policy A1 – Managing the impact of development

Policy D1 – Design

Policy D2 – Heritage

### Camden Planning Guidance

Design (2021)

Amenity (2021)

Home improvements (2021)

### South Hampstead Conservation Area Appraisal (2011)

## Assessment

### 1 Proposal

1. Planning permission is sought for the erection of a second storey to an existing mid-terrace two storey mews house for use as a home office. The extension would be full width (approximately 6700mm) and 2525mm high, set back at the front by 1300mm and at the rear by 1750mm. The set back at the front would accommodate a roof terrace with a 1.8m high obscure glazed screen on the front roof edge. The host property is identified as a positive contributor within the South Hampstead conservation area.

### 2 Assessment

- 2.1 The main considerations in relation to this proposal are:
  - Design and Heritage (the of impact of the proposal on the character and appearance of the host building, the mews of which it is part and wider South Hampstead Conservation Area);
  - Amenity (the impact of the proposal on the amenity of adjoining occupiers);

### 3 Design and Heritage

- 3.1 Policy D1 of the Local Plan requires proposals to consider the character, setting, context and the form and scale of neighbouring buildings; and the character and proportions of the existing building. Through Policy D2, the Council will seek to preserve and, where appropriate, enhance Camden's conservation areas.
- 3.2 The South Hampstead Conservation Area Appraisal outlines the detrimental impact of inappropriate roof level extensions particularly where they interrupt the consistency of a uniform terrace or the prevailing scale and character. It also highlights the damaging effect on the host

building and street where increased visual bulk is added to a roof where a building forms part of a harmoniously composed terrace.

- 3.3 Wavel Mews is a classic late nineteenth century mews; a back lane lined in part by humble two storey mews buildings that have a direct relationship with the roadway. The original mews houses occupied only the north side of the east-west section of the mews immediately behind the Acol Road villas. These properties imbue the lane with its quintessential humble mews character; the application site is one of these properties.
- 3.4 The houses at Nos 1-10 Wavel Mews all have two storeys and, although some appear to have roof terraces with balustrade screens, none have additional storeys except for some modest access structures. The addition of another storey is considered to be incongruous within its context and to disrupt the harmonious uniformity and small scale of the traditional mews character here and its established roofline. The extension, despite its setbacks on both sides, would still be visible from both front and rear of the mews house and also be partly visible behind the front terrace screen despite this being obscure glazed. It is considered to create a dominant and bulky addition at roof level to this small scale mews house, upsetting both the proportions of the house and the character of the mews roofscape. The proposal would add inappropriate visual bulk that would interrupt the consistency of the uniform terrace and its prevailing scale and character. It would thus not comply with design guidance in the Council's CPGs and Conservation Area Appraisal.
- 3.5 Several materials proposed are not particularly sympathetic or suitable to a traditional mews. In particular, the very visible obscure glazed 1800mm high screen at the front of the property is considered to add considerable bulk to the front façade and to be an inappropriate material for this mews terrace and conservation area.
- 3.6 In principle it is considered that the addition of another storey on a typical mews dwelling would not preserve or enhance the character and appearance of the host property, the mews terrace or the wider conservation area; rather it is considered to upset the modest scale and harmonious humble nature of the mews. Overall, the proposal is considered to harm the character and appearance of the host building and of the wider area.
- 3.7 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.
- 3.8 Local Plan policy D2, consistent with Section 16 (Conserving and enhancing the historic environment) of the NPPF 2019 which seeks to preserve and enhance heritage assets, states that the Council will not permit the loss of or substantial harm to a designated heritage asset, including conservation areas, unless it can be demonstrated that the substantial harm or loss is necessary to achieve substantial public benefits that outweigh that harm or loss. The Council will not permit development that results in harm that is 'less than substantial' to the significance of a designated heritage asset unless the public benefits of the proposal convincingly outweigh that harm.
- 3.9 Given the assessment outlined above, it is considered that the proposals would result in 'less than substantial' harm to the character and appearance of the Conservation Area. The proposed scheme would not provide any public benefit. Thus the harm caused as a result of the development outweighs this lack of public benefit, so that the proposal is considered to be contrary to Section 16 of the NPPF which seeks to preserve heritage assets.

## **4 Amenity**

- 4.1 Policy A1 of the Local Plan seek to protect the amenity of Camden's residents by ensuring the impact of development is fully considered and would not harm the amenity of neighbouring residents. This includes privacy, outlook, noise, daylight and sunlight.

4.2 Due to the distance between the second storey extension and properties to the front and rear, the extension is not expected to have any material impact on neighbours in terms of privacy, outlook, daylight or sunlight.

4.3 As such, the proposed development is not considered to cause harm to the amenity of neighbouring residents in terms of loss of outlook, daylight or privacy.

## **5 Conclusion**

5.1 The proposal for a second floor extension on a traditional two storey mews house is considered to be unsympathetic and incongruous and visibly harmful to the public realm and this conservation area. The development would thus have a negative impact on the character and appearance of the host property, the mews terrace and the wider conservation area and is contrary to policies D1 and D2 of Camden's Local Plan 2017.

## **6 Recommendation**

6.1 Refuse planning permission