



Planning Solutions Team
Planning and Regeneration
 Culture & Environment
 Directorate
 London Borough of Camden
 2nd Floor
 5 Pancras Square
 London
 N1C 4AG

Date: 23/04/2021
Our ref: 2020/3990/PRE
Contact: Mark Chan
Direct line: 020 7974 5703
Email: mark.chan@camden.gov.uk

www.camden.gov.uk/planning

Catherine Robson
 35 Murray Mews
 London
 NW1 9RH

Dear Ms Robson

Re: 35 Murray Mews, London, NW1 9RH

Thank you for submitting a pre-planning application enquiry for the above property which was received on 2nd September 2020 together with the required fee of £441.34.

Development Description

The proposal is for the erection of a single-storey conservatory and a porch with lobby in the front garden and alteration to the front boundary wall.

Assessment

The principal planning considerations in the assessment of the pre-application proposals are the following:

- Design and Heritage
- Impact on neighbouring amenity

Design and Heritage

The following elements of the proposal in their current form are acceptable for the following reason(s):

- The proposed single-storey conservatory in the front garden is considered acceptable in its current form. The footprint of the conservatory would cover less than half of the existing front garden and its height of 2.3m would be higher than the existing 2m high front boundary wall by 0.3m only. The proposed conservatory would have a pitched roof and laminated glass walls. Overall, the size and design of the proposed conservatory would be in keeping with and subordinate to the host building and is considered acceptable. It would be mostly shielded by the existing front boundary wall and barely visible from the public realm. Sufficient amount of front garden amenity space is retained. It is also observed that nearby properties such as Nos. 34 and 37 Murray Mews have similar front extensions and the proposed conservatory is not considered to be out of keeping with the locality and would not adversely impact on the character and appearance of the host building and wider Conservation Area nor the amenities of neighbouring properties.

The following elements of the proposal in their current form are unacceptable for the following reason(s):

- The proposed front lobby and porch area is considered unacceptable. The proposed roof of the lobby and porch connects with the roof of the proposed conservatory to form one large roof structure which would dominate the front elevation of the host building and give the impression of an overly large extension in the front garden. Given that the proposed work is at the front of the site and highly visible from the streetscene, it is considered to have a detrimental impact on the character and appearance of the Camden Square Conservation Area and would not be supported if submitted as a formal planning application.
- The submitted drawings appears to show some alterations to the existing front boundary wall including the part removal of the existing bricks and replacement with a timber fence. This would not be supported as it is not considered to be in keeping with the character and appearance of the host building and locality. It is observed that most properties in the locality have a solid brickwork boundary wall and the existing boundary wall should be retained. As such, the proposed alterations to the front boundary wall would be an incongruous addition and would harm the streetscene.

Amenity

- Due to the location, massing and nature of the proposal, it is not considered to harm neighbouring amenity. The erection of the front conservatory would not result in unreasonable overlooking or overshadowing of neighbouring properties.
- However, this does not overcome the design concerns raised, and the proposal in its current form would not be supported should a full application be submitted.

Recommended revisions

It is advised that the following alterations are undertaken prior to the submission of a future planning application:

- Remove the proposed front lobby and porch area.
- Retain the existing brickwork front boundary wall in full.

Please see appendix 1 for supplementary information and relevant policies.

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,

Mark Chan

Planning Officer
Planning Solutions Team

Appendix 1:

Relevant Constraints

Article 4 Direction – Basements
Camden Square Conservation Area

Relevant planning history

37 Murray Mews

2011/3750/P – Extension and alterations to residential dwelling (Class C3) for the provision of infill extension to the front elevation, the replacement of existing window with new French doors to the rear elevation, the addition of water butt to the front and rear elevation, the erection of a mansard roof extension with louvers to the front elevation and a terrace to the rear elevation with associated timber screen, the addition of a green roof and a new flue ancillary to dwelling house. Granted 15/09/2011.

34 Murray Mews

13135 – The erection of a conservatory, a bin store and a roof tank housing at 34 Murray Mews London N.W.1. Granted 17/05/1972

Relevant policies and guidance

National Planning Policy Framework 2019
The London Plan 2021

Camden Local Plan 2017

G1 – Delivery and location of growth
A1 – Managing the impact of development
D1 – Design
D2 – Heritage

Camden Planning Guidance

CPG Home Improvements
CPG Design
CPG Amenity

Camden Square Conservation Area Appraisal and Management Strategy 2011

Planning application information

Planning application forms can be completed online through the National Planning Portal www.planningportal.gov.uk.

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

- Completed application form – Householder Planning Application
- The appropriate fee (£206)
- Location plan (scale 1:1250) denoting the application site in red
- Site Plan (scale 1:200)
- Elevation, plans and sections (scale 1:50) labelled ‘existing’ and ‘proposed’
- Photographs are helpful to provide site context
- Design and Access Statement - a short statement explaining the design thinking behind your proposal would also be helpful

All pdfs submitted via the Portal should be labelled so it is clear what the drawing or document relates to e.g. existing front elevation.

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are encouraged to engage with the residents of adjoining properties before any formal submission.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).