

29-30 King's Mews

Appendix 2: Local Facade Study

30rd June 2021 - Rev. 01

Purpose of this Appendix

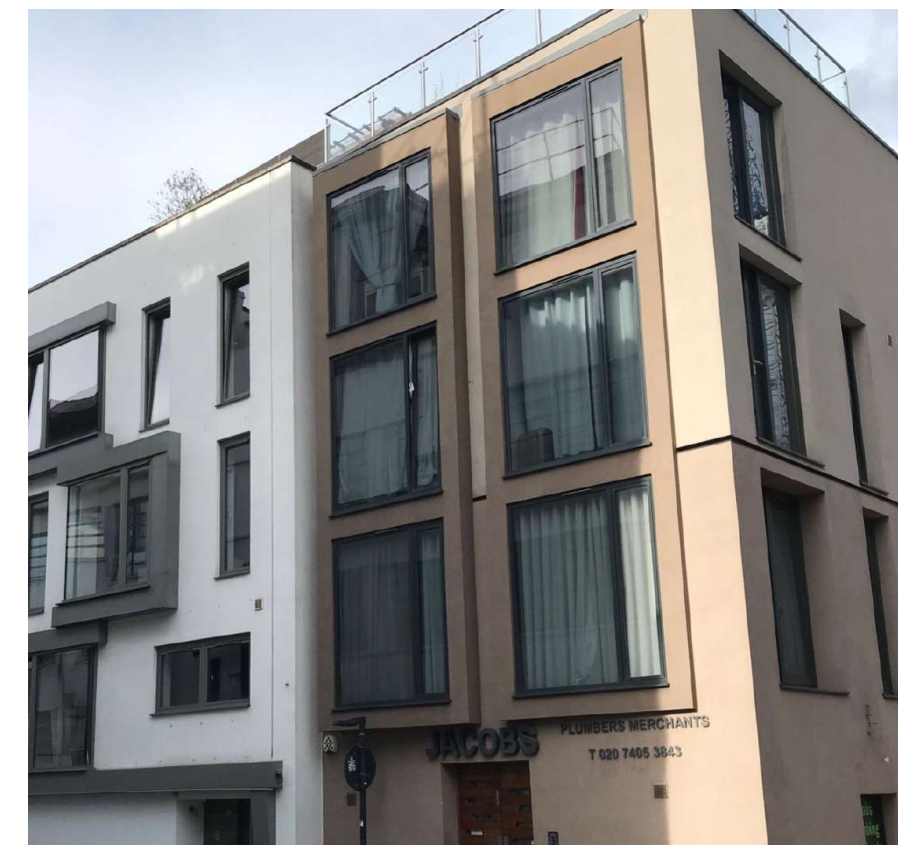
This appendix is a study of all the consented applications on King's Mews and its locality to clarify the general views expressed by the case officers and appeals inspectors from Camden London Borough Council. The reason for this is to use precedent of the local context decisions to help shape the proposed design and change in the facade for 29-30 King's Mews.

Conclusion of this Appendix

In summary, the general views of the local authority regarding recently consented buildings on King's Mews are as follows:

- That a modern concept rather than an attempt to replicate the traditional mews pastiche is an entirely valid approach.
- The character of King's Mews has already been changed by a dichotomy of architectural approaches.
- King's Mews is characterised by a variety of mews type buildings of various ages and styles, no single style predominates.
- Frequent positive references to semi-industrial appearance in preference to residential.
- The arrangement and proportion of windows to match any existing style are not pre-requisite.
- Use of brick and exposed metal is considered to preserve the character of the area.
- Small 1st floor setback and/or inset balconies are acceptable.
- There is a desire to be ambitious and create new buildings that are of visual interest.

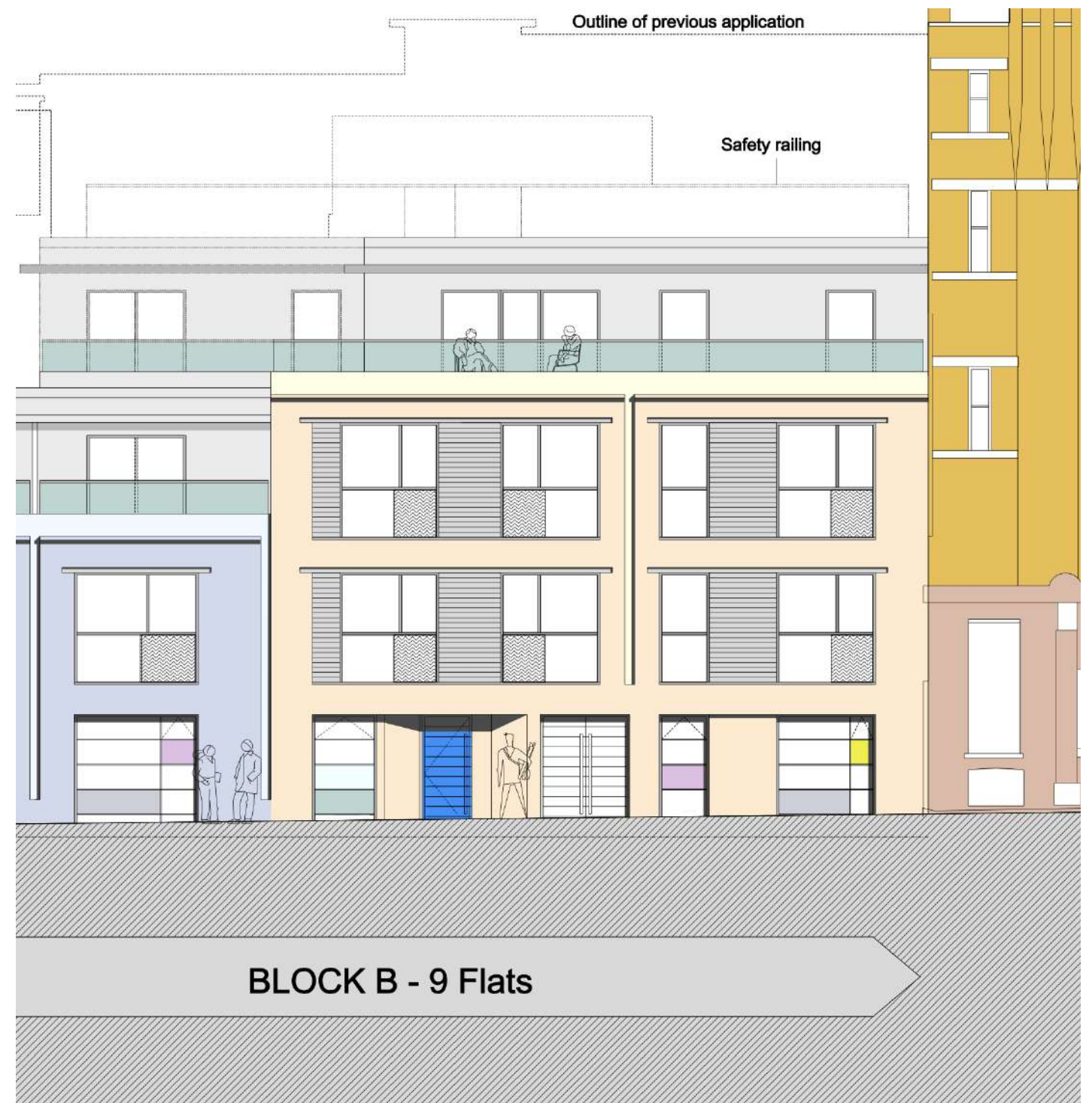
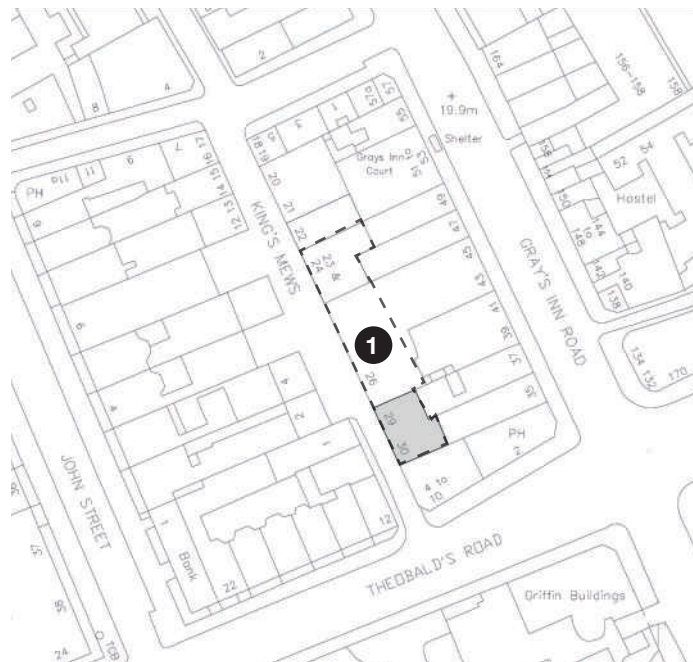
The above conclusions have been made by case officers or appeals inspectors regarding consented buildings in the locality and are set out individually in the content of this appendix.



1. 23-30 King's Mews (2009 Consent)

Extracts from planning officer report 2009/0710/P:

- “There is some scope for increased height in replacing the existing two storey industrial mews buildings on this part of the site without adversely affecting the existing character and appearance of the area”
- “It was considered that there is some scope for stepping up in height towards the southern end of the mews towards the six storey building on the corner of Theobalds Road, however that this should only occur at the point where the mews carriageway narrows. This was considered necessary in design terms to ensure that the perceived height of the mews, where it opens out, has a consistent height which respects the established mews character”
- “The building is considered to appear visually consistent with the traditional building hierarchy of the street, and to the character and appearance of the Hatton Garden Conservation Area and the setting of the adjoining Bloomsbury Conservation Area”
- “Using stock and engineering brickwork with large openings at ground floor level to emulate the semi-industrial mews form elsewhere, is considered to preserve the character of the area”

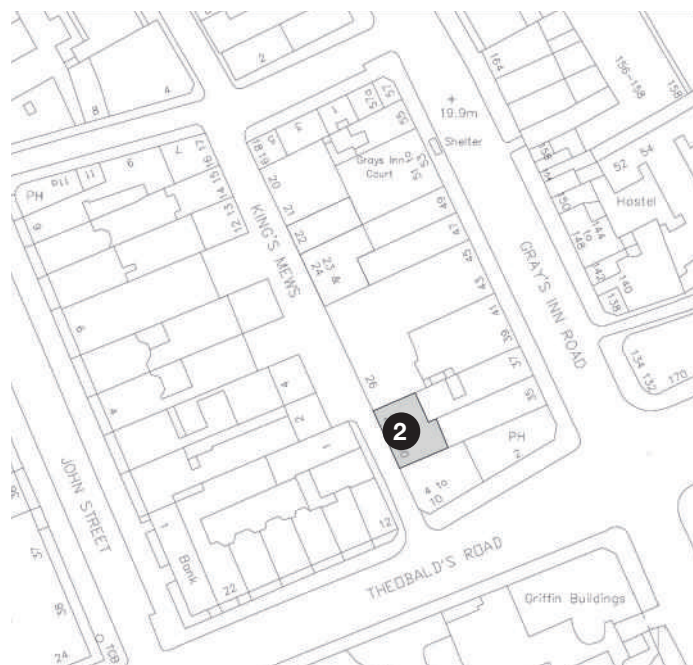


1 23-30 King's Mews

2. 29-30 King's Mews (2012 Consent)

Extracts from planning officer report 2012/3877/P:

- “Not only does the quality of the new buildings need to be assessed in their own right, but also how the individual buildings will fit in with the emerging context”
- “King's Mews is characterised by a variety of mews type buildings of various ages and styles. No comment was made in the previous application as to the importance of developing this side of the street in a single style ”
- “A mews typology has been introduced to the façade with a robust ground floor element and subservient windows above which works well in the context”
- “Buildings are treated differently to pick up on the rhythm and variation of design found in the mews which in principle is acceptable”

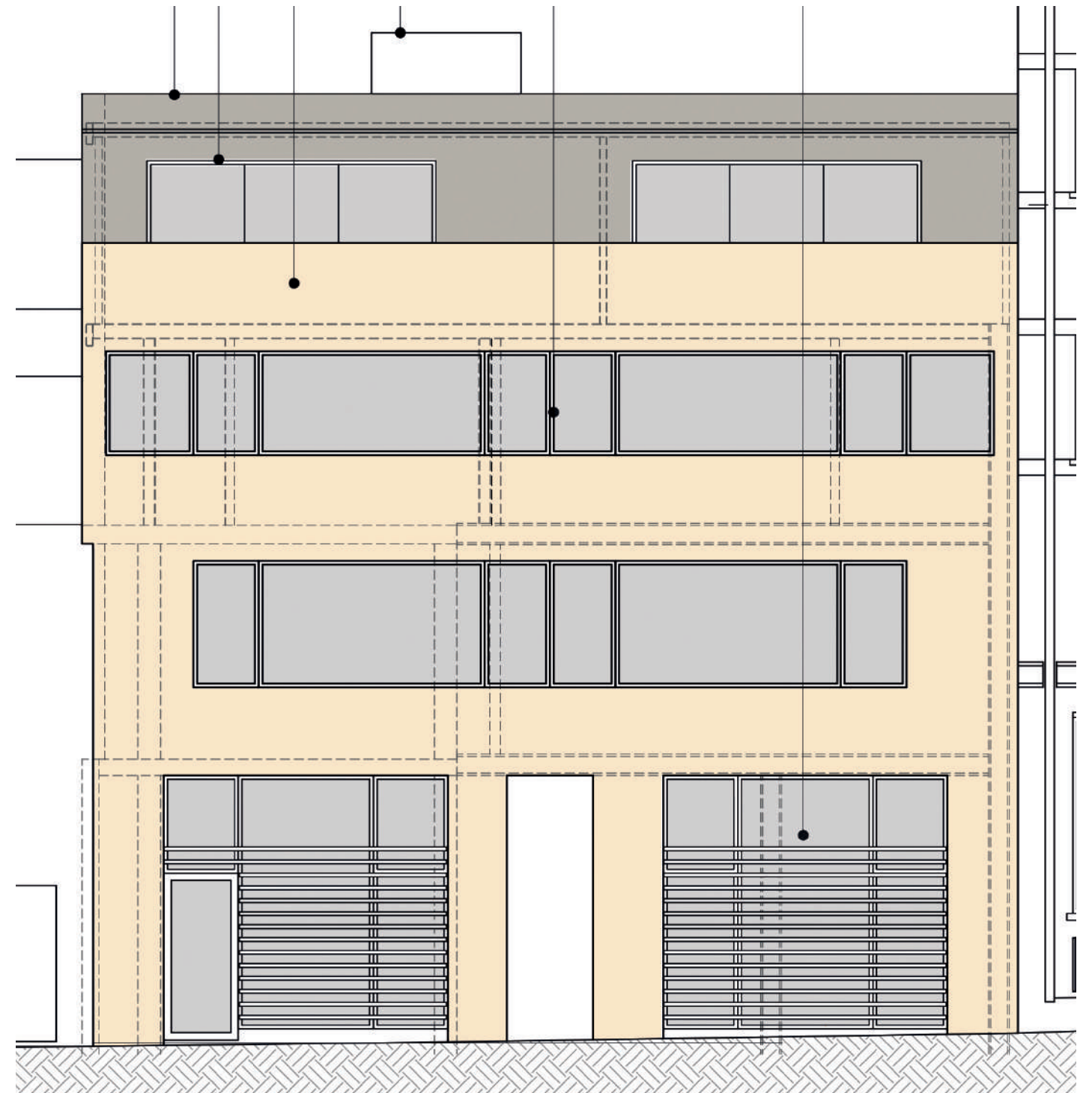
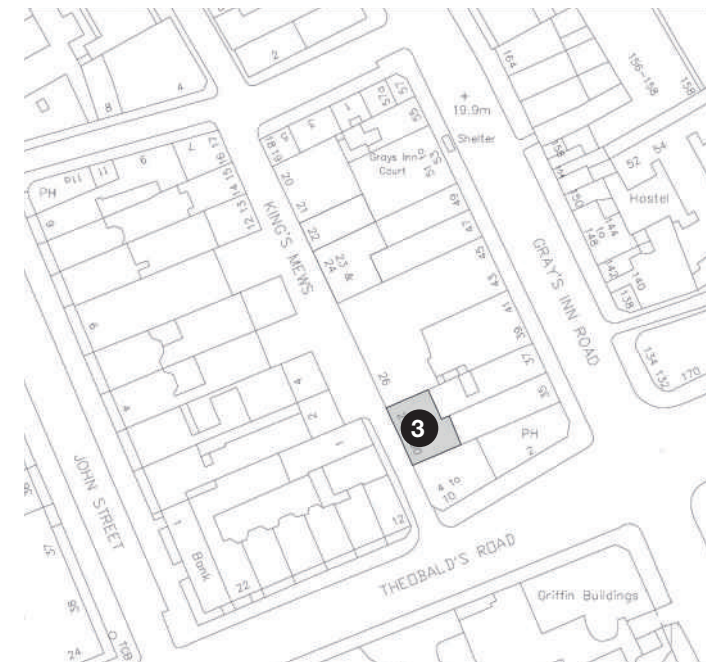


2 29-30 King's Mews

3. 29-30 King's Mews (2017 Consent)

Reasons for granting amendment 2017/5304/P:

- “The fenestration changes would see minor alterations to the glazing bars at second floor level and the subdivision of the glazed wall at third floor level. In the context of the permitted scheme, it is considered that the amendment would not have any material effect on the approved development in terms of appearance and neighbour impact. It is considered that the changes are relatively minor and can therefore be regarded as a non-material variation of the approved scheme.”

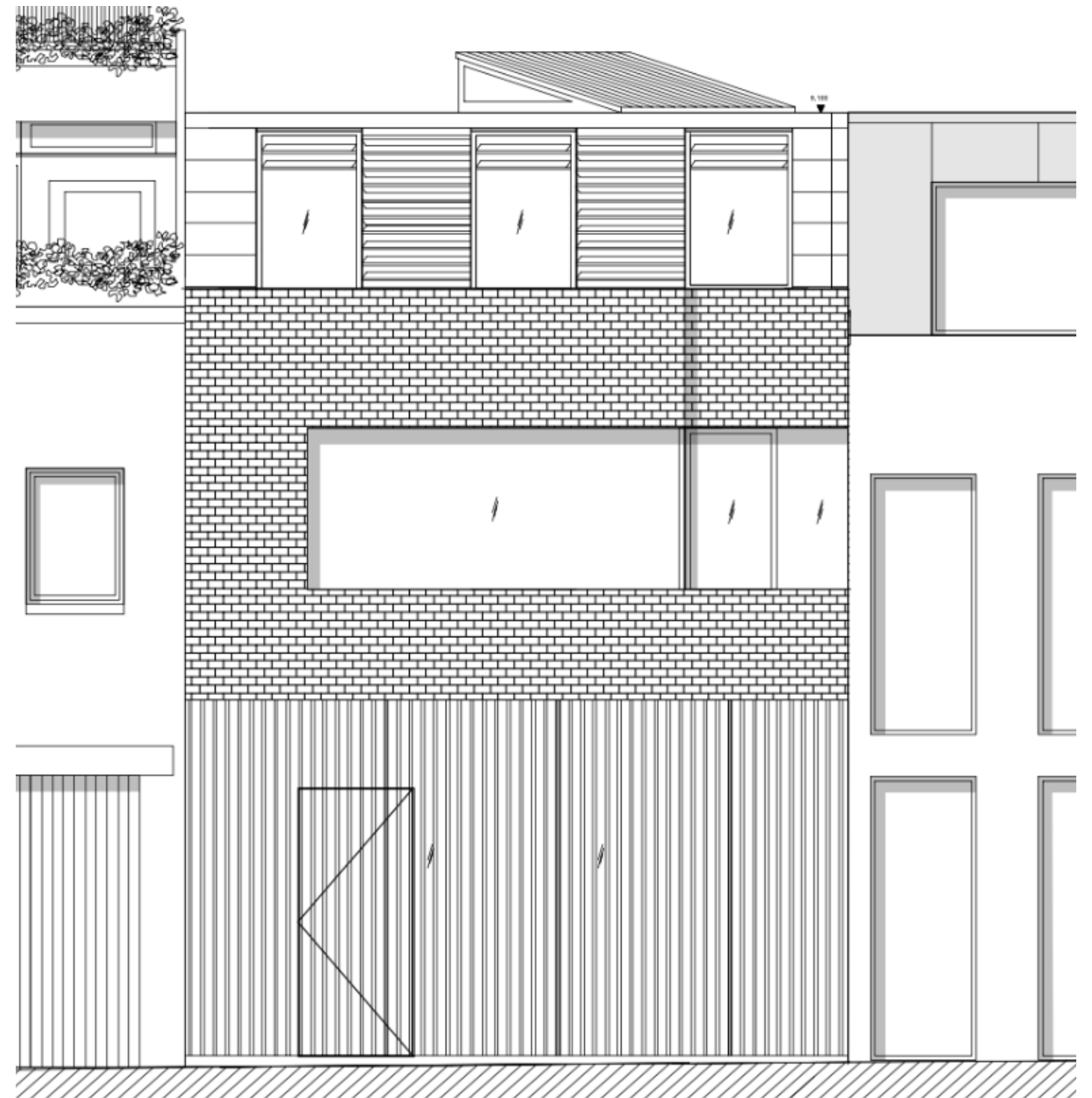
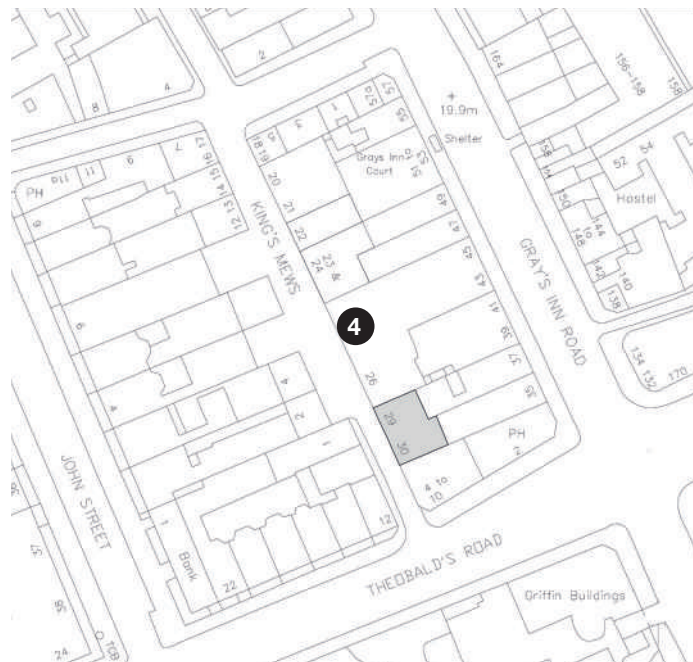


3 29-30 King's Mews

4. 26 King's Mews

**Extract from planning officer report
2016/1466/p Design (approved st S106, not
completed by owner):**

- “At first floor level it is proposed to alter the windows and insert a small inset terrace”
- “The ground floor treatment would avoid the approved recessed entrance and present a more solid frontage than approved, but such solidity would be broken up by the perforation of the **brise soleil**. The design would have less of a residential appearance than the approved design and better reflect the industrial heritage of the mews”
- “The proposed amendments are not considered to present any harm to the amenity of adjoining occupiers. The larger window at first floor level would replace three approved windows, and the proposed terrace at first floor level is relatively small (1.2m x 1.6m) and would be in the location of an approved window”



4 26 King's Mews

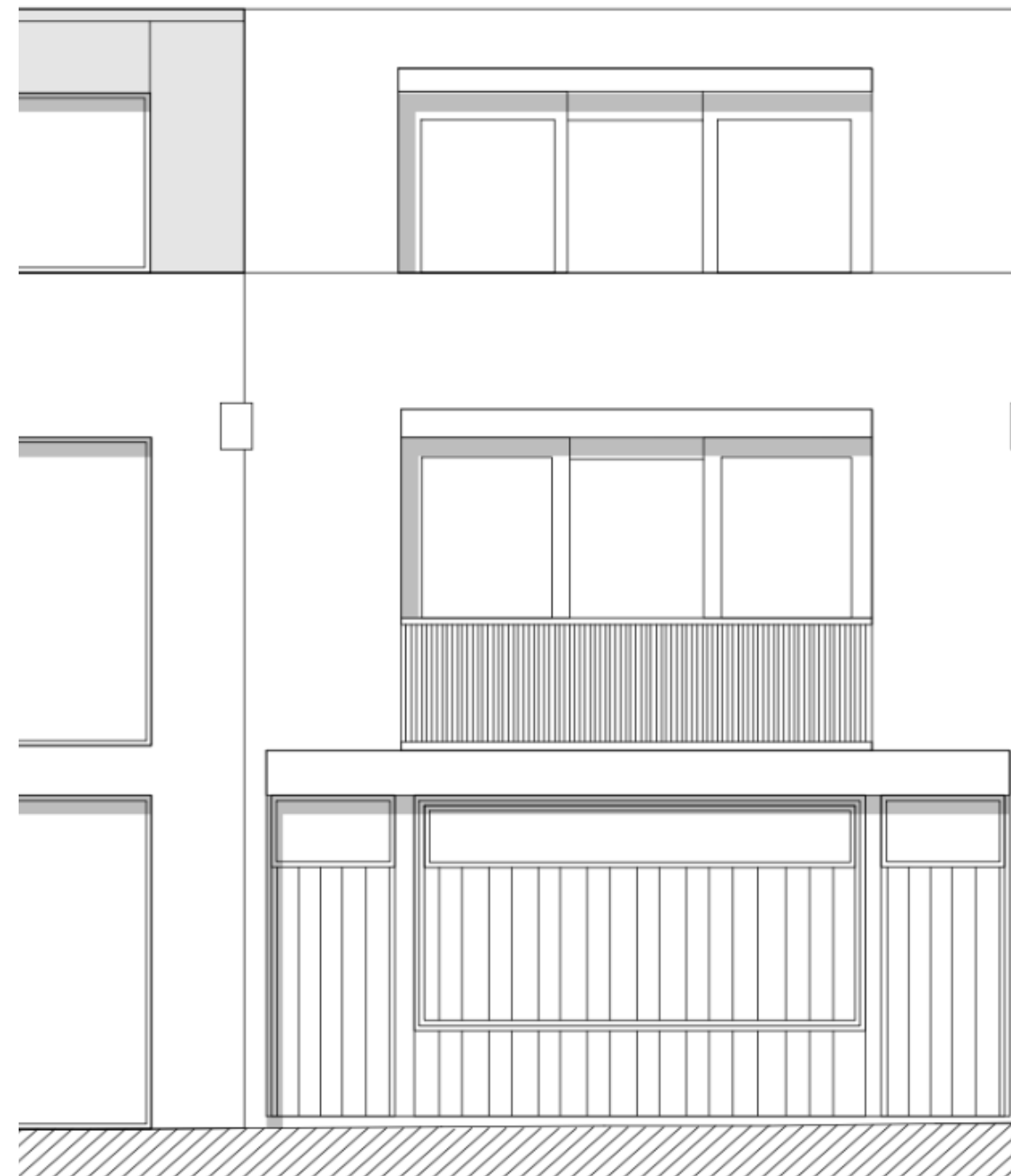
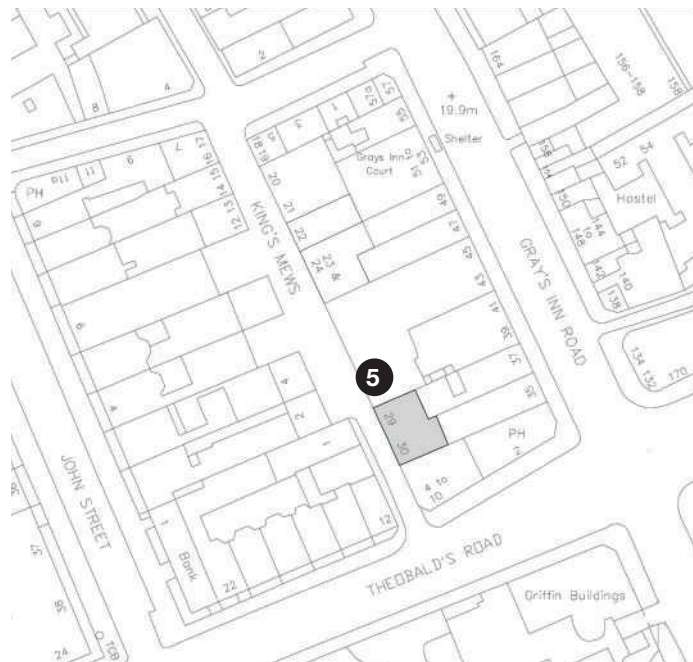
5. 28 King's Mews

Extract from planning officer report 2012/3190/P:

- “King’s Mews is characterised by a variety of mews type buildings of various ages and styles. No comment was made in the previous application as to the importance of developing this side of the street in a single style”

Extract from the Appeal Decision 2013/1002/P:

- “The proposed development would represent the highest standard of design that would respect the area’s context and character”

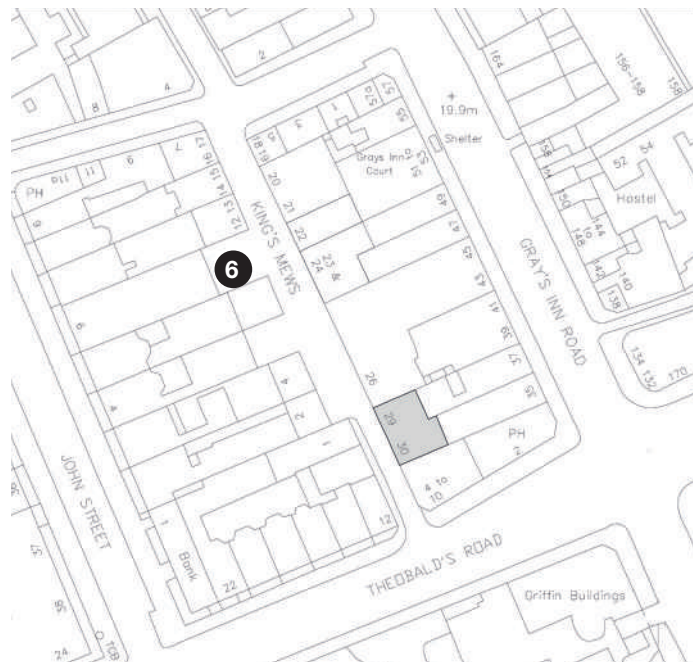


5 28 King's Mews

6. 10-11 King's Mews

Extracts from planning officer report 2017/4543/P:

- “The general design approach seeks to complement the existing and approved dwellings in the mews with a modern take on the mews typography,”
- “Overall the proposed building would be considered an improvement against the approved scheme,”



6 10-11 King's Mews

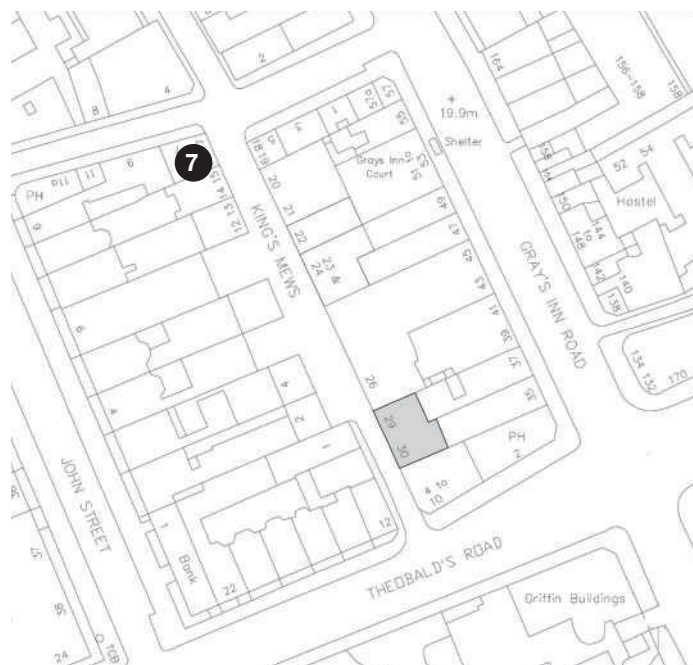
7. 14-17 King's Mews

Extracts from planning officer report 2009/4991:

- “The arrangement of window openings and the “solid to void ratio” on the proposed corner building bears no relationship to the traditional mews pattern”
- “the Inspector concluded at the recent appeal decision at no. 5 Northington Street that the “modern concept, rather than an attempt to replicate the style or character of the existing building is, in my view, an entirely valid approach in this context, bearing in mind the mixture of styles that exists in the conservation area generally and in the vicinity of the appeal site”

Extract from appeal officer decision APP/ X5210/A/10/2122792:

- “it is because the character of Kings Mews has already been diluted by the various examples of unsympathetic development that this dichotomy exists. It is against this background that I have carefully considered the Council’s criticisms of form, scale, height and detailed design”

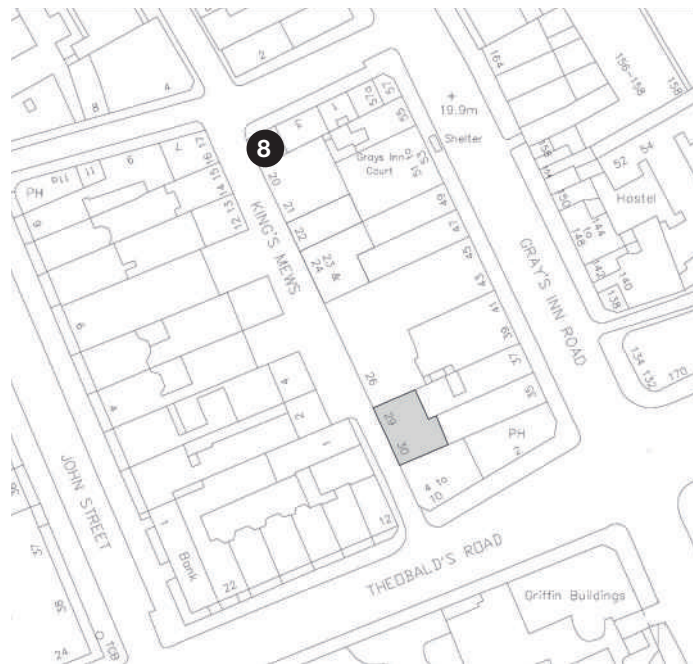


7 14-17 King's Mews

8. 5 Northington Street /19 King's Mews

Extracts from planning officer report

- “The appeal scheme’s design is uncompromisingly modern”
- “The design approach that has been adopted is in my opinion, suitably responsive to its situation in terms of its height, scale and massing. The building proposed would, I have no doubt, sit happily alongside its neighbours. The appellant’s decision to opt for an entirely modern concept, rather than attempt to replicate the style or character of the existing building is, in my view, an entirely valid approach in this context, bearing in mind the mixture of styles that exists in the conservation area generally and in the vicinity of the appeal site.”
- “I do not consider the suggestion that the building’s architectural expression and detail would fail to complement the style of neighbouring buildings to be well-founded. It suggests a narrow view what should constitute good design and appears to be based on the limited appreciation of the context in which the development will be set. While it would undoubtedly be prominent, if only by reason of its corner position, I do not agree that the development proposed would have a visually disruptive effect on the street scene or the townscape of the area. Indeed, I consider that the building proposed would be an asset to the conservation area”
- I have considered the relationship of the appeal scheme to the Bloomsbury conservation area and have noted the views expressed by the advisory committee for that conservation area. I find no sound basis for concluding that the proposed replacement building would have an adverse effect on the whole setting of the Bloomsbury conservation area, or the wider Locality

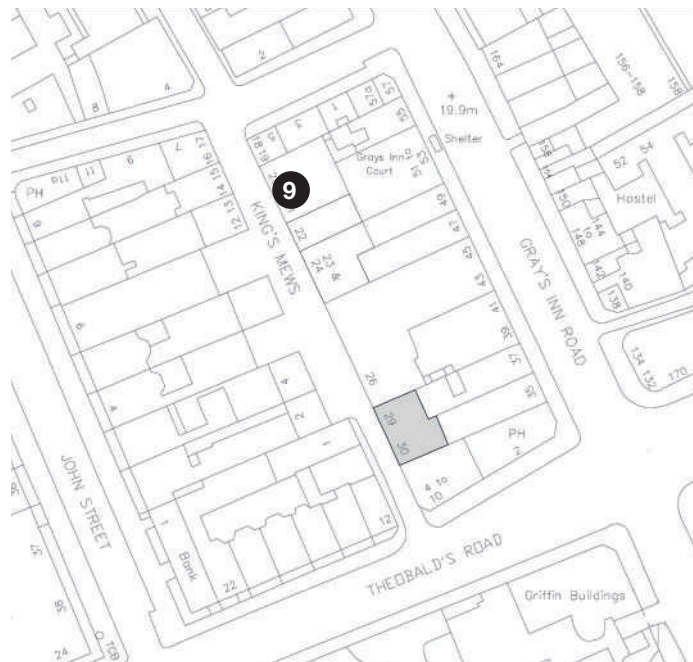


8 5 Northington Street / 19 King's Mews

9. 20-21 King's Mews

Extracts from planning officer report 2016/1093/P:

- “The replacement building would be a more deliberate and contextual presence in the street scene along King’s Mews by virtue of its considered and more unified elevational design”

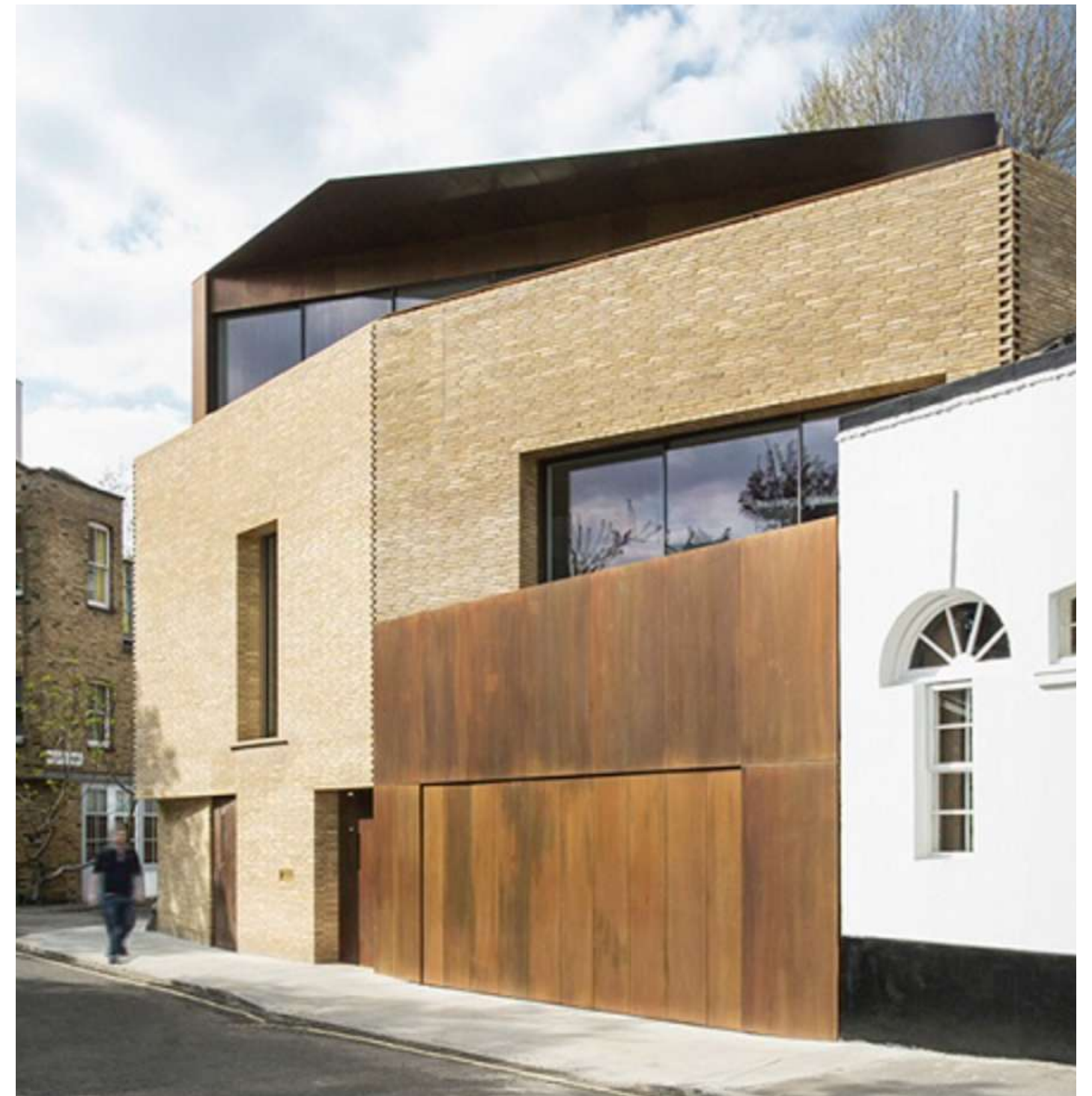
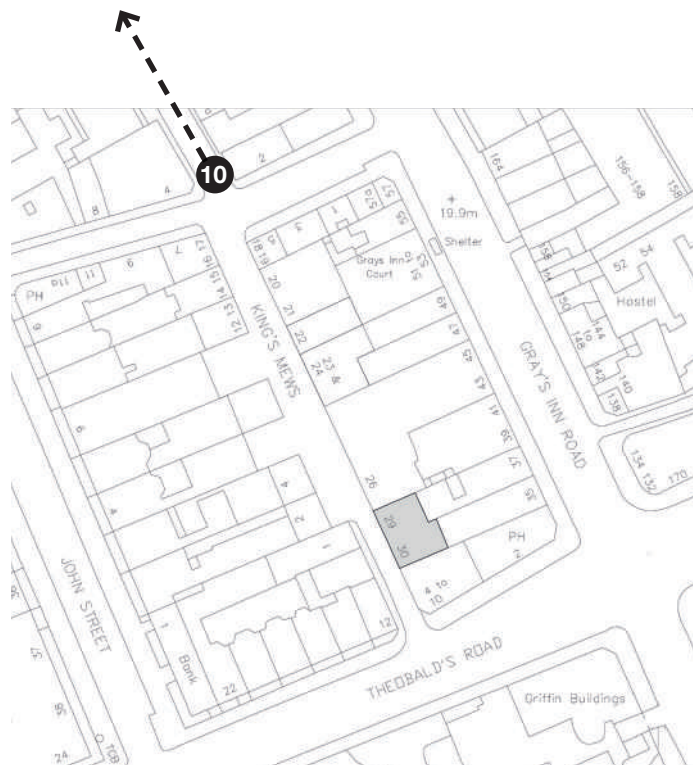


9 20-21 King's Mews

10. Levring House, 1 Doughty Mews

Extracts from planning officer report 2009/3968/P

- “The use of brick and exposed metal is considered to work well with the traditional textures and materials of the mews. It is also considered to be appropriate with the slightly industrial character that the mews’ in the local area in particular possess”
- “In regard to scale and pattern it is considered to be compatible to the prevailing character of mews properties which it neighbours. The size of openings and height of ground floor workshop openings vary along the mews and the proposals are not considered to harmful to these patterns”

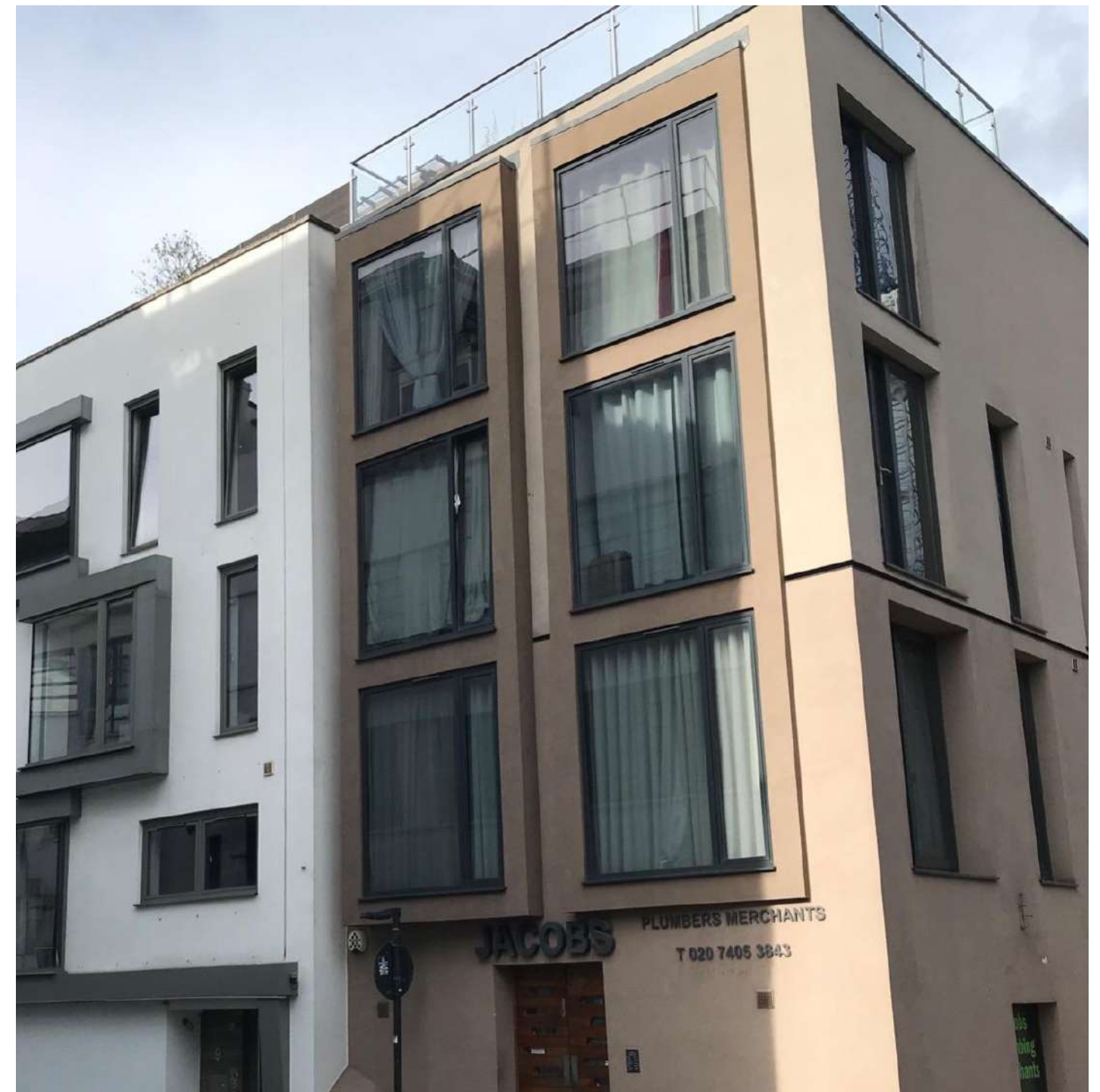
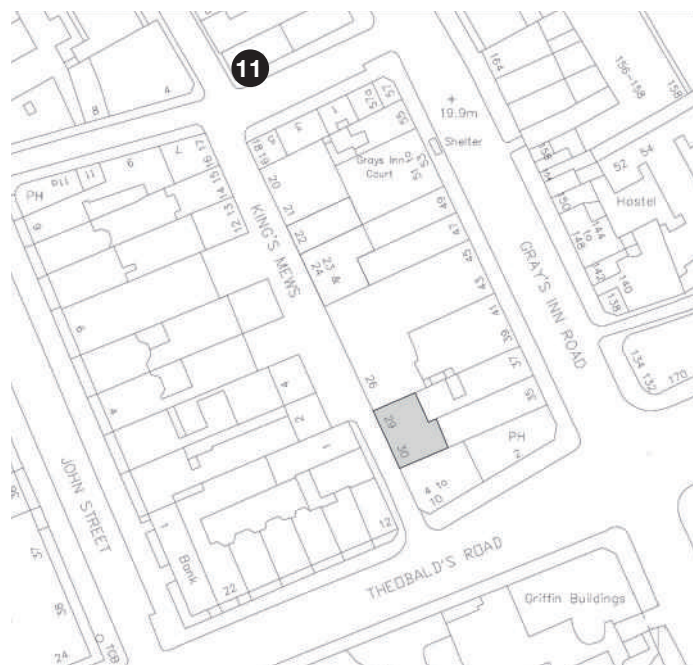


10 Levring House, 1 Doughty Mews

11. 9 North Mews

**Extract from planning officer report
2012/6087/P Impact on the character and
appearance of the conservation area:**

- “...a concern was raised at the pre-application stage about the proposed fenestration on North Mews being out of keeping with the character of the mews by virtue of their positioning and sizes. The proposal has been revised to address this concern and have provided different sized windows, with varying depths to the feature bands surrounding the windows to providing some interest to the façade. This proposed scheme is considered to be appropriate”

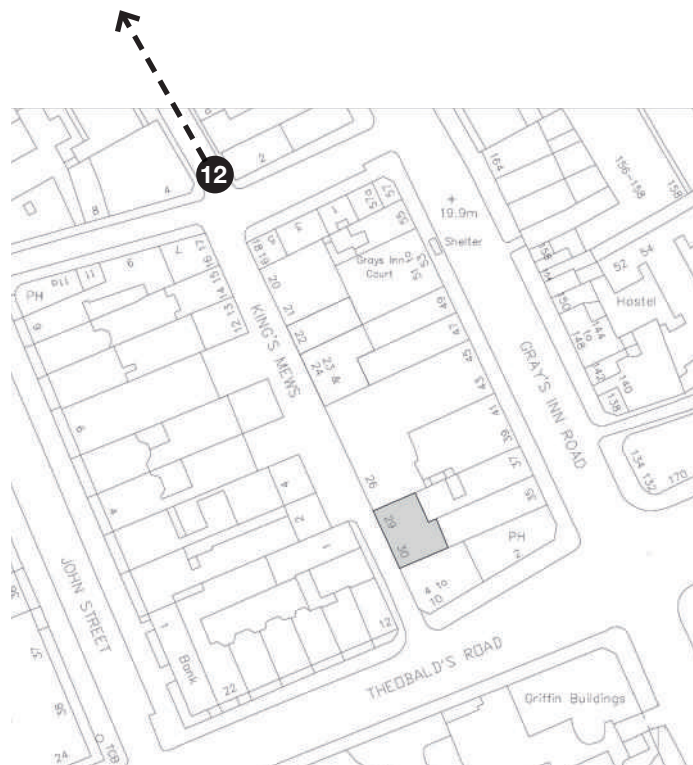


11 9 North Mews

12. 10 North Mews / 2 Northington Street

Extract from planning officer report 2008/4218/P

- “The proposed amendment offers a very contemporary building. The proposed design is consistent with the character of the area”
- “The façade treatment are considered to be of a high quality and offer a higher level of design excellence”
- “The façade treatment is considered to enhance the visual interest at this corner and therefore is considered to preserve and enhance the character and appearance of the conservation area”



12 10 North Mews / 2 Northington Street