

Application ref: 2022/2202/P
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Development Management
Regeneration and Planning
London Borough of Camden
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Edwards Rensen Architects Ltd
24 Sotheby Road
London
N5 2UR

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

47 Murray Mews
London
NW1 9RH

Proposal:

Erection of 2nd floor roof extension with front roof terrace and solar panels and installation of an air source heat pump with enclosure in rear garden to the dwelling house.

Drawing Nos: Design Statement Oct 2022; Daylight & Sunlight Assessment 19 May 2022; Noise Impact Assessment Report 17756-NIA-01 (02 August 2022); Environlite Acoustic Enclosure T3-1350; P-L-01; P-E-01; P-E-02; P-E-03; P-E-04; P-E-05; P-E-06; P-P-01 A; P-P-02 B; P-P-03 A; P-P-04 B; P-P-05 B; P-P-06 A.

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 The development hereby permitted shall be carried out in accordance with the following approved plans: Design Statement Oct 2022; Daylight & Sunlight Assessment 19 May 2022; Noise Impact Assessment Report 17756-NIA-01 (02 August 2022); Environlite Acoustic Enclosure T3-1350; P-L-01; P-E-01; P-E-02; P-E-03; P-E-04; P-E-05; P-E-06; P-P-01 A; P-P-02 B; P-P-03 A; P-P-04 B; P-P-05 B; P-P-06 A.

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

- 3 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 policies D1 and D2 of the London Borough of Camden Local Plan 2017.

- 4 Noise levels at a point 1 metre external to sensitive facades shall be at least 10dB(A) less than the existing background measurement (LA90), expressed in dB(A) when all plant/equipment (or any part of it) is in operation unless the plant/equipment hereby permitted will have a noise that has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or if there are distinct impulses (bangs, clicks, clatters, thumps), then the noise levels from that piece of plant/equipment at any sensitive façade shall be at least 15dB(A) below the LA90, expressed in dB(A).

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 5 Prior to use, machinery, plant or equipment at the development shall be mounted with proprietary anti-vibration isolators and fan motors shall be vibration-isolated from the casing and adequately silenced and maintained as such.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 6 An acoustic enclosure should be installed around the air source heat pump, in accordance with the documents and plans hereby approved. The enclosure should provide sufficient attenuation to achieve a maximum sound pressure level of 33 dB(A) when measured at 1 metre in all directions.

Reason: To safeguard the amenities of the adjoining premises and the area generally in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

- 7 The rear roof shall be only accessed for maintenance purposes and shall not be used as an amenity terrace.

Reason: In order to prevent unreasonable overlooking of neighbouring

premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

- 8 The use of the front roof as a terrace shall not commence until the privacy screen, as shown on the approved drawing number PP-04-B, has been constructed. The screen shall be permanently retained thereafter.

Reason: In order to prevent unreasonable overlooking of neighbouring premises in accordance with the requirements of policy A1 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Reasons for granting permission.

The application site comprises a two storey terraced mews building and is of a similar scale and form to the mews buildings associated with the houses of Camden Square. It is located within Camden Square Conservation Area.

The character of Murray Mews derives from the artists and architect's studio-houses that result in a range of architectural styles from the mid-20th century. Now residential, many of the houses are set back from the pavement with a recessed building line and several include additions at two to three storey level. These are also generally set back from the front elevations to reduce visibility from the street. In this context, the proposed additional storey would not appear unduly prominent or incongruous within the streetscene given the architectural variety of the Mews.

The proposed roof extension, as revised, would respect the existing common pattern and rhythm of roof extensions within the mews in terms of scale, siting and form. It would be proportionate in scale to the neighbouring second floor additions and help reunite a group of buildings in the wider street scene. Although the proposal addition is taller than 45 Murray Mews this is partly because of the rising ground level uphill to Canteloves Road, as the buildings step up the street.

The pitched roof design references the gables on the front elevation and the design is asymmetric to obtain maximum exposure to the south for efficiently functioning solar panels. A small portion of the pitched roof is higher than the roof of number 49 Murray Mews; however, the roof slopes lower to the neighbouring roof ridges and the eaves match the neighbours. The existing double pointed gable of the original front façade remains the dominant element facing the mews and forms a parapet for the additional storey. To the front, the pitched roof elements are set back behind a lower volume with a flat roof which is also set back from the existing front façade and parapet. The staggered plan helps articulate the difference between the original building and new addition, and this setback footprint means the full width of the addition would not be visible from street level. The distinctive double pitched roof and gables would be visible from the both the front and rear. However, the mews has a variety of roof forms which read as a new element to the original buildings, and the addition would not be atypical in this context.

To the front elevation, the footprint of no. 49 Murray Mews sits forward of the host building so the extension sits within the recess formed by the gable wall and would have limited visibility from the junction of Murray Mews and Canteloves Road. Due to the arrangement of nos. 49 and 51 Murray Mews, the bulk of the rear of the building is visible from Canteloves Road. During the application, the rear elevation of the extension has been amended to reduce its depth and set it back from the rear elevation and the double pointed gable parapets. As a result, while it would be visible through the gap between the square and mews, the revised extension would not dominate the long or short views along Murray Mews or from Canteloves Road.

- 2 The detailed design would maintain the character of the Mews through a modern interpretation of an extension at roof level. The proposed windows would respond to the fenestration of the host building and the palette of materials would complement the existing building and visually blend with the neighbouring context. The use of metal materials is appropriate for a modern addition and characteristic of the mews. The glazed balustrade to front would preserve the roof form, maintain the existing parapet height and would be sympathetic and discreet as it is set back and would only be visible between the gable pitches.

The proposed rooflight would be subordinate in size, fitted flush with the angle of the roof slope and would not conflict with architectural roof elements. Due to its position to the rear roof slope, it would have limited visibility. The solar panels use the form of the roof slopes and would be set back from the front elevation resulting in a minor visual impact. Access for maintenance would be from the proposed amenity areas and would improve the energy efficiency of the building and help reduce its carbon emissions.

Overall, the proposal would not harm the character or appearance of the host building or mews streetscene. Given the number and variety of extensions and terraces in the mews, it would not be out of keeping with the established pattern of development or be visually dominant within the street scene. As a result, the proposals are considered to preserve the character and appearance this part of the Camden Square Conservation Area.

The proposed extension would provide additional habitable space for the existing dwelling. The increased floorspace allows for bedrooms above minimum space standards, with a study and small outdoor amenity area.

The proposed terrace to the front roof would be adjacent to the windows and roof terrace of number 45 Murray Mews. Given its size and layout, it would not be capable of hosting gatherings large enough to cause significant noise and disturbance. The varying depth of the terrace, obscure glazed screen and potential screening from foliage within the integrated planter and wire trellis would provide privacy screening. The proposed rear roof area would not be used as a terrace and would be only accessed for maintenance purposes. A condition is attached to ensure this so that it does not result in harmful overlooking.

The development would create new windows, with potential for overlooking or

light spill. However, due to their size and location, they would result in no greater detriment to the privacy of the neighbouring residential occupiers than the existing window arrangement.

Due to the siting of the mews to the rear of the dwelling house at 28 Camden Square, there is a separation distance of approximately 16.5 metres at ground level. There is an existing degree of mutual overlooking between the buildings common in a mews setting. The proposed extension would be an approximate distance of 19m between upper floor windows, which would not result in loss of privacy. The rear gardens include mature trees and shrubs and add further screening between these properties.

The garden of 1 Canteloves Road opposite Murray Mews is approximately 10m to the south-east. Views would remain sufficiently open as the proposals would be set back from the building line and would not result in loss of light or outlook. The glazed element of the extension incorporates a perforated screen to the front to provide additional privacy.

- 3 The skylight to the roof slope closest to 49 Murray Mews would be positioned above the stairs and would not allow views into neighbouring houses. While there may be some light spill from this rooflight, due to the location and orientation of the neighbouring dormer window, this is unlikely to cause harm to the residential occupiers.

The submitted Daylight and Sunlight assessment confirms that the proposed development would have a minimal effect on the daylight of first and second floor windows of number 49 Murray Mews and would not affect any windows within parameters of BRE guidance that would result loss of sunlight to neighbouring amenity spaces.

Overall, due to the existing pattern of development, the scale, siting, and design of the proposed roof extension would respect the amenity of adjacent occupiers, and would not result in significant harm, in terms of loss of privacy, daylight or outlook.

Climate change policies CC1 and CC2 seek that development should mitigate against increased carbon emissions. The design of the roof allows for ten solar photovoltaic panels to be fixed to the southern facing roof slopes. The Air Source Heat Pump (ASHP) and its enclosure within the rear garden would be modest in size and have limited visibility from neighbouring properties, further screened by existing planting. The applicant has confirmed the proposed ASHP would be used for heating only, and not for mechanical cooling. Overall, the proposals are welcomed as they would include measures which would improve the efficiency of the building and reductions in carbon emissions when in operation.

In terms of impact from the ASHP on neighbouring amenity, a Noise Assessment has been submitted and assessed by the Council's Environmental Health Officer. The proposed installation, when appropriately attenuated as designed, would comply with the Council's noise level standards. As a result, it should not have an adverse impact on the nearest sensitive receivers, identified as the first-floor window on the rear façade of the adjacent residential

property. It is recommended that an enclosure should be installed around the ASHP and, subject to the compliance conditions attached, the enclosure would provide sufficient acoustic screening and would not result in harmful noise or vibration.

No objections have been received prior to making this decision: two letters of support were received with comments on the siting of and potential noise levels of the ASHP. The comments received have been duly taken into account prior to making this decision. In response to consultation comments, the applicant revised the proposals during the application, including relocating the ASHP from the roof terrace to the rear garden, adding an acoustic enclosure and amending the depth of the extension at the front and rear. The Camden Square Conservation Area Advisory Committee initially made an objection to the application; however, following the revisions, they confirmed their objection withdrawn.

The site's planning history was considered when making this decision.

Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area, under s72 of the Planning (Listed Buildings and Conservation Areas Act) 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

As such, the proposal is in general accordance with policies A1, A4, D1, D2, CC1 and CC2 of the Camden Local Plan 2017. The proposed development also accords with the London Plan 2021 and the National Planning Policy Framework 2021.

- 4 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).
- 5 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) 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.

- 6 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, 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.

- 7 Your proposals may be subject to control under the Party Wall etc Act 1996 which covers party wall matters, boundary walls and excavations near neighbouring buildings. You are advised to consult a suitably qualified and experienced Building Engineer.

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 2021.

You can find advice about your rights of appeal at:

<https://www.gov.uk/appeal-householder-planning-decision>.

Yours faithfully

A handwritten signature in black ink, appearing to read 'DPope', written in a cursive style.

Daniel Pope
Chief Planning Officer