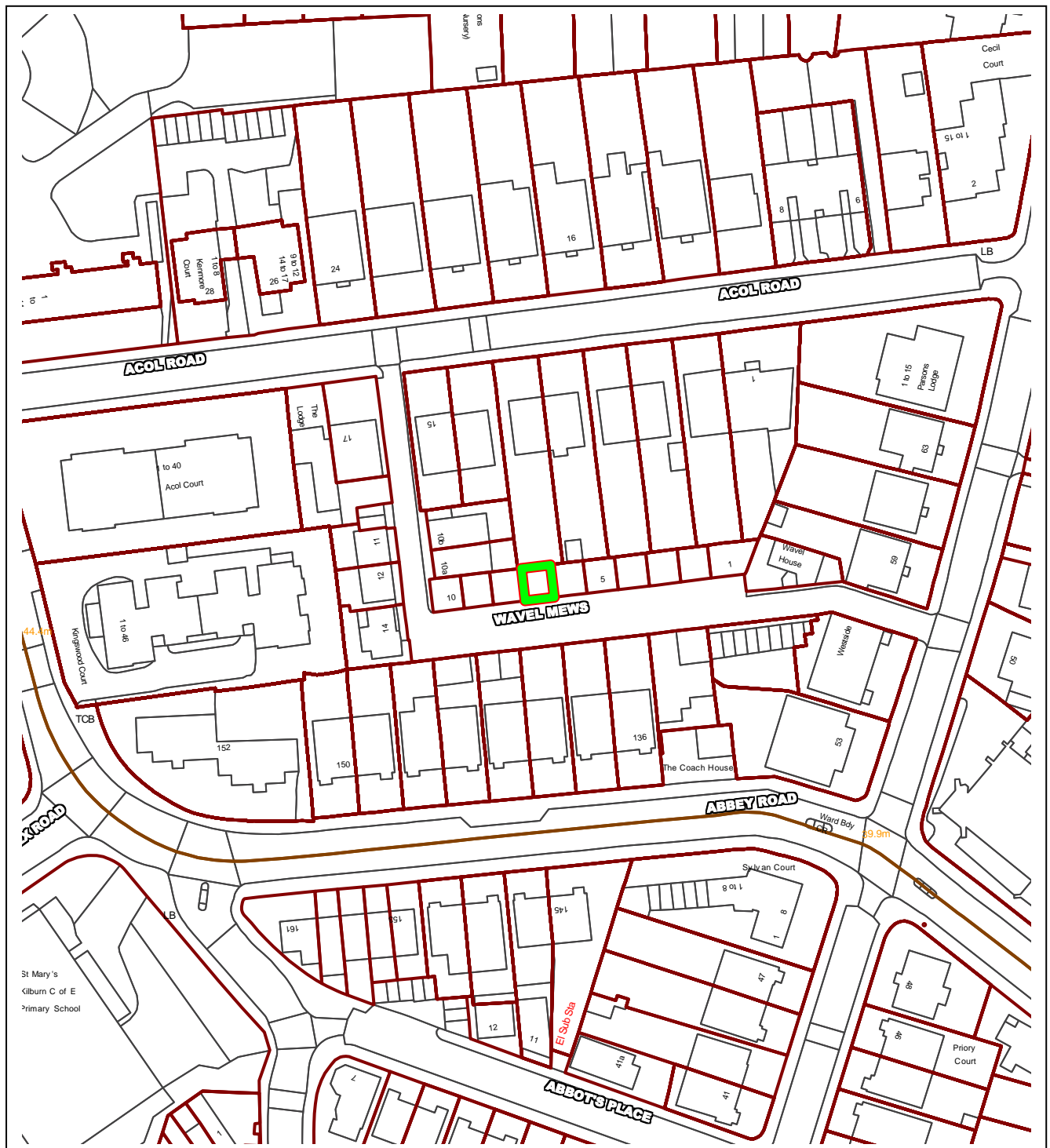


2022/2242/P - 7 Wavel Mews, NW6 3AB



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Photo 1: Aerial view of front (Bing) – application site marked by arrow



Photo 2: Aerial view of rear (Bing) – application site marked by arrow



Photo 3: Street view down the Mews from outside No1 Wavel Mews (Google) – application site marked by arrow



Photo 4: Street view down the Mews from outside No7 Wavel Mews (Google) – application site marked by arrow

Delegated Report		Analysis sheet		Expiry Date:	18/07/2022
(Members Briefing)		N/A		Consultation Expiry Date:	15/08/2022
Officer			Application Number(s)		
Miriam Baptist			2022/2242/P		
Application Address			Drawing Numbers		
7 Wavel Mews London NW6 3AB			See Draft Decision Notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of roof access structure and balustrade for associated use of flat roof as roof terrace.					
Recommendation(s):		Grant planning permission			
Application Type:		Householder Application			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	00	No. of responses	02	No. of objections	02
			No. Electronic	02		
Summary of consultation responses:	<p>A site notice was displayed from 22/07/2022 until 15/08/2022 and a press notice from 21/07/2022 until 14/08/2022.</p> <p>Two objections were received from neighbouring properties at No 13 Acol Road and No 6 Wavel Mews, on the following grounds:</p> <ol style="list-style-type: none">1. Overlooking to No 13 Acol Road.2. Extremely overpowering visually due to its size.3. The materials planned for use are metal and not wood, which is not accordance with most of the properties in the mews.4. Impact on the stability of No 6 Wavel Mews, which could be a health and safety risk. The same would be for the adjacent property on the other side.5. Projection above the established roofline.6. Inaccurate drawings. <p><i>Officer's response:</i></p> <ol style="list-style-type: none">1. The roof terrace will be 24m from the properties on Acol Road, and for this reason overlooking is not considered to be harmful. See paragraph 4.3.2. The structure would be similar to the height of the structure at no. 8. See paragraph 3.4.3. The materials selected are considered appropriate for an access structure to the roof. See paragraphs 3.5 and 3.6.4. The proposals will need to meet Building Regulations, and an informative highlighting this will be added to the permission.5. Please see paragraph 3.3 and 3.4.6. The drawings have been assessed in conjunction with photographs and aerial views online and are considered adequate.					
CRASH comments:	<p>Local group Combined Residents of South Hampstead (CRASH) objected on the following grounds:</p> <ol style="list-style-type: none">1. While this proposal is much more modest the comments made previously (on refused application 2021/5268/P) on the appearance of the mews & harm to the character of the conservation area remain relevant. The criteria set out in the various planning documents referred to in the comments & officer's report rejecting the earlier application also remain relevant in considering this proposal.2. Although many of the mews houses in the terrace already have roof terraces with timber balustrades and roof structures, the proposed staircase enclosure would be more bulky and taller. At a height of 2.45m it is considered that it will create disproportionate & inappropriate visual bulk.3. The grey aluminium cladding proposed for the structure is not sympathetic or suitable for this traditional mews location. While the wooden balustrade is in keeping with nearby properties the type of timber and colour has not been specified.					

- | | |
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| | <p>4. No attempt has been made to incorporate environmentally friendly materials in the structure or tiling.</p> |
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	<p><i>Officer's response: See section 3.0. The use of aluminium cladding for a modern roof structure is considered adequate in this instance, given the modest projection of the structure in itself. The timber used for the balustrade is an environmentally friendly material.</i></p>
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Site Description

The site is a residential, two-storey mews house within a terrace of 10 similar properties. The site lies on the northern side of Wavel Mews. The surrounding area is primarily residential in nature. The building is not listed 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**.

2021/5268/P - Erection of a second storey roof extension with front roof terrace and glazed screen - **Refused** on 16/03/2022. Reason for refusal - *The proposal, by virtue of its location, design, size and bulk, would result in an incongruous and dominant addition which would harm the character and appearance of the host building, mews streetscene and Conservation Area, contrary to policies D1 (Design) and D2 (Heritage) of the London Borough of Camden Local Plan 2017.*

Nearby sites:

3 Wavel Mews - 2014/6739/P - Erection of a roof terrace. – **Granted** on 04/02/2015.

10A Wavel Mews - 2009/2253/P - Excavation of a basement, erection of a rear ground floor extension and first floor extension with a terrace, for the existing single-family dwellinghouse (Class C3). – **Granted subject to s106 agreement** on 24/06/2009.

8 Wavel Mews - 2006/3273/P - The provision of an aluminium framed glazed staircase enclosure at roof level to provide access to existing roof terrace in connection with existing single-family dwellinghouse (Class C3). – **Granted** on 10/11/2006.

9 Wavel Mews - 2004/0955/P - Retention of trellis around the perimeter of the roof in connection with its use as a roof terrace. - **Lawful Development Certificate issued** on 02/07/2004.

2 Wavel Mews – 8501664 - Construction of a roof terrace including the erection of front and rear guard railings and formation of access from the first floor as shown on drawings No.01 02 and 03. – **Granted** on 13/11/1985.

5 Wavel Mews – 27153(R1) - Conversion of the garage into a habitable room and alterations to the front elevation and erection of a means of access and balustrades to form a roof terrace. – **Granted** on 06/03/1979.

10 Wavel Mews – 20608 - The erection of a trellis 1m in height and guard railing on the front of the roof in connection with the use as a sun terrace. - **Lawful Development Certificate issued** on 16/05/1975.

Relevant policies

National Planning Policy Framework (2021)

The London Plan (2021)

Camden Local Plan (2017)

- A1 Managing the impact of development
- D1 Design
- D2 Heritage

Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Home Improvements

South Hampstead Conservation Area Appraisal (2011)

Assessment

1.0 Proposal

- 1.1 The application seeks permission for the erection of roof access structure and balustrade for associated use of flat roof as roof terrace. The proposed structure would be positioned on the rear half of the roof and would be 3.5m in length, 2.45m in height at the highest section and 1.4m in width.
- 1.2 The existing roof as a floor area of 47sqm and the proposed terrace would have 33sqm including the area of the proposed structure, with a 1.5m set back from front parapet.

2.0 Considerations

- 2.1 Key planning issues to be considered are as follows:
- Design & Heritage
 - Neighbouring Amenity
- 2.2 Revisions: During the course of the application the applicant submitted revised drawings setting back the balustrade by 1.5m from the front of the property.

3.0 Design & Heritage

- 3.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Through Local Plan 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 potential negative 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 Given the planning history along the terrace row, the principle of using the existing flat roof is considered to be established already along the mews and therefore is deemed acceptable. The neighbouring properties have varying means of roof access, while some have access structures set back on the roof others utilise hatch openings.
- 3.4 The proposed access structure has been designed to minimise its impact and visual bulk on the roofline. It is set back on the roof, is modest in width and the side profile follows the gradient of the staircase and provides the necessary internal landing and head height. Although the structure is 2.45m in height, its modest width, sloped roof and position set back on the roof means it is not considered to challenge the prevailing character or scale of the mews, as highlighted in the conservation appraisal, or to add significant visual bulk.
- 3.5 In terms of materiality, the structure would be clad in aluminium and would have one rooflight to the rear roofslope, to light the staircase. The materials selected are considered appropriate for a roof access structure and are not considered to detract from the host property or harm the character of the wider surrounding area. Multiple properties have erected timber balustrades on their roofs, a few of which are sensitively set back to minimise impact when viewed from the

mews. The established style and materiality seems to be timber horizontal batons, with which the proposal is aligned. The proposed balustrade around the perimeter of the roof, would have been highly visible from the public realm as are others on neighbouring properties. However, this has now been revised to be set back by 1.5m, in line with the chimney stacks to ensure that it will diminish the negative impact of the existing timber balustrades visible from the mews below.

3.6 The detailed design the extension is considered to respect and preserve the existing property and its appearance. The proposed materiality is not considered to detract from the host property or harm the character of the wider surrounding area. 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 Listed Buildings and Conservation Areas Act 1990 as amended by the Enterprise and Regulatory Reform Act (ERR) 2013. Overall, the proposal is not considered harmful to the character or appearance of the host building, street scene or the South Hampstead Conservation Area.

4.0 Neighbouring Amenity

4.1 Local plan policy A1 seeks to protect the amenity of residents by ensuring the impact of development is fully considered. The quality of life of occupiers and neighbours are protected by only granting permission for development that would not harm their amenity. This includes factors such as loss of outlook, loss of light and privacy.

4.2 The scale and detailed design of the structure is not considered to result in any material harm to neighbour's amenity in terms of loss of light or outlook. The rooflight proposed to the sloping roof of the access structure is designed to look upwards and bring in light rather than provide an outlook or look across and therefore is not of concern.

4.3 The use of the flat roof as a terrace is already an established pattern along the length of the mews and subsequently a level of mutual overlooking already exists between properties. The new roof terrace would potentially increase the level of overlooking to the roof terraces of 10A and 10B which are a storey lower and positioned to the rear 7-10m away. These sit at an oblique angle from the proposed roof terrace and therefore no direct overlooking would occur. Given the distance between the buildings and the oblique angle, the level of overlooking it is not considered to be materially harmful. There will be mutual overlooking between the new terrace and existing terraces at neighbouring No 5, 8 and 9, however as this pattern is established already at roof level it is not considered to be harmful.

4.4 Overall, the proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with Local Plan policy A1.

5.0 Recommendation

5.1 Grant conditional planning permission.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 30th January 2023, nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Application ref: 2022/2242/P
Contact: Miriam Baptist
Tel: 020 7974 8147
Email: Miriam.Baptist@camden.gov.uk
Date: 16 January 2023

Development Management
Regeneration and Planning
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Judd Street
London
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Studio Seventi
176 Brookhouse Road
London
SE63TP

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**7 Wavel Mews
London
NW6 3AB**

Proposal:

Erection of roof access structure and balustrade for associated use of flat roof as roof terrace.

Drawing Nos: E-01, E-02, E-03, E-04, E-05, P-01C, P-02D, P-08A, P-04B P-05B, P-06B, P-07, P-09.

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: E-01, E-02, E-03, E-04, E-05, P-01C, P-02D, P-08A, P-04B P-05B, P-06B, P-07, P-09.

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 policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 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).
- 2 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.
- 3 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.
- 4 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.

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.](https://www.gov.uk/appeal-householder-planning-decision)

Yours faithfully

Chief Planning Officer

DRAFT

DECISION