

**Date:** January 2023

**Our reference:** 89PRATT#1

# Design and Access Statement

**Site address:**

8-9 Pratt Mews  
Camden  
London  
NW1 0AD

**Applicant:**

Dimensions Planning is acting on behalf of the owners of the site Mr Leo Kauffman.

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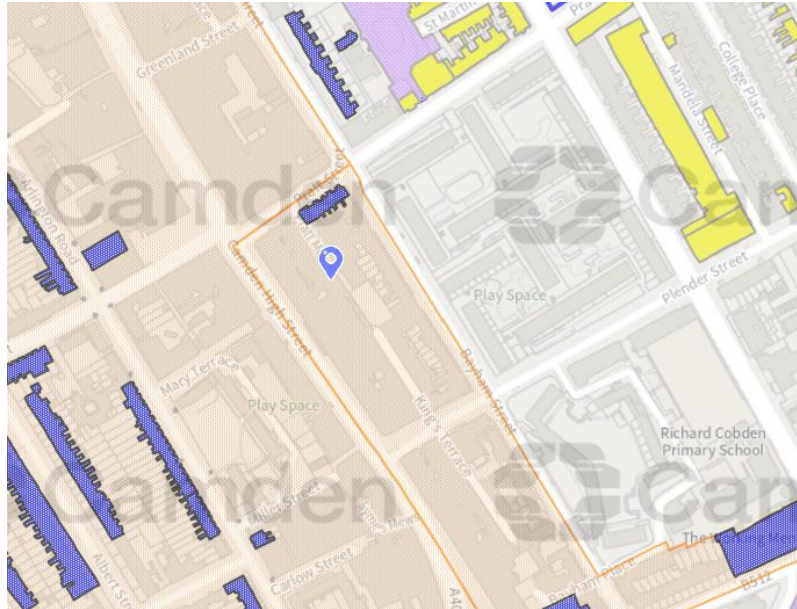
**1.0 Introduction:**

- 1.1 The Design and Access Statement has been prepared to accompany a Full planning application seeking permission for the erection of a single storey mansard roof extension.

**2.0 The site and surroundings:**

- 2.1 The site is formed of two three storey buildings located on Pratts Mews a minor road to the east and rear of properties fronting Camden High street. The site is within the Camden Town Conservation Area. The site is highly sustainable and well served by

public transport. The map below illustrates the scope of the conservation area and listed building.



### 3.0 Proposal:

- 3.1 The development scheme seeks the erection of a single storey mansard roof extension.
- 3.2 The mansard roof extension would project over properties No 8 and No 9 Pratt Mews creating an additional 69.6m<sup>2</sup> of new C3 floorspace for flat 9C increasing the unit size from a 1 bed unit to a 3 bed unit.

### 4.0 Relevant Site planning history:

- 4.1 Address – 8 Pratts Mews  
 Reference – 2006/1716/P  
 Description – Erection of a mansard roof extension and additional storey to the front of No 8 to provide a 1 x 1 bed flat and studio at second floor.  
 Decision – Granted 29-09-2006
- 4.2 Address 10 Pratts Mews  
 Reference – 2016/5942/P

Description - Erection of roof extension to create second floor level, with associated Installation of rooflights and alterations to rear elevation to office building (Class B1).

Decision – Granted 03-02-2017

4.3 Address - No 78 Camden High Street

Reference - 2014/3469/P

Description – Conversion of upper floor levels (C3) above existing shop (A1) and 2 x 1 bed flats including a part three and part two storey rear extensions with communal amenity space at roof.

Decision – Granted 30-05-2014

**5.0 Planning Policy context:**

5.1 The following relevant policies apply:

1. National Planning Policy Framework, 2021 (NPPF)
2. London Plan (Adopted 2021)
3. Camden Local Plan (Adopted July 2017)
4. Home improvements, Amenity and Design Planning guidance SPD (Adopted 2021)
5. Camden Town Conservation Area Appraisal and Management Strategy

5.2 **London Plan (2021)**

Policy D4 Delivering good design

5.3 **Camden Local Plan (2017)**

Policy D1- Design

Policy D2 – Heritage

Policy A1 – Managing the impact of development

5.4 Section 38 of the Planning and Compulsory Purchase Act 2004 requires applications to be determined in accordance with policies in the Development Plan unless material considerations indicate otherwise.

**6.0 Principle of development:**

6.1 The site is within a mixed use residential/commercial area which has witnessed residential development on the upper floors of commercial units and conversions via change of use to residential. The development seeks additional habitable floorspace in a sustainable location, encouraged by the Camden Local Plan (2017).

6.2 Policy H7 addresses the size of homes (number of bedrooms) needed for

large and small families with children, single people, couples and other types of household. The development does not seek to create any new units however the development and increase of a 1 bed unit to a 3 bed unit would add a family size unit to the councils stock, considered to have planning weight and should be supported.

- 6.3 The development would accord with the overarching aim of chapter 11 of the NPPF (Making effective use of land) and Policy D3 (Optimising site capacity through the design-led approach) of the London Plan (2021).

## **7.0 Design and Character:**

- 7.1 Pratts Mews is located in the Camden Town conservation and is subject to and consideration against both Policy D2 (Heritage) of the Camden Local Plan (2017). Policy D2 states

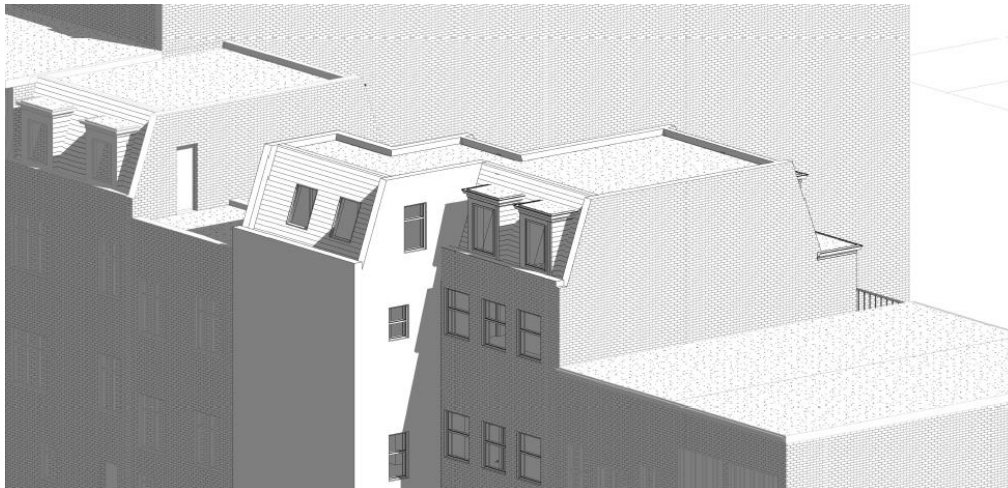
“Conservation areas are designated heritage assets and this section should be read in conjunction with the section above headed ‘designated heritage assets’. In order to maintain the character of Camden’s conservation areas, the Council will take account of conservation area statements, appraisals and management strategies when assessing applications within conservation areas”.

- 7.2 The Camden Town CA appraisal provides no mention of Pratt Mews as an area for particular protection beyond the expectation development conserves and enhances the conservation area, albeit reference is made regarding No 11A Pratt Mews, stating it “is also fairly intact, although it contains inter-war steel-framed fenestration”.

- 7.3 Policy D1 (Design) expects the following criteria to be achieved

- a. respects local context and character;
- b. preserves or enhances the historic environment and heritage assets in accordance with Policy D2 Heritage;
- c. is sustainable in design and construction, incorporating best practice in resource management and climate change mitigation and adaptation;
- d. is of sustainable and durable construction and adaptable to different activities and land uses;
- e. comprises details and materials that are of high quality and complement the local character;
- f. integrates well with the surrounding streets and open spaces, improving movement through the site and wider area with direct, accessible and easily recognisable routes and contributes positively to the street frontage;

- 7.4 The additional mansard storey across No 8-9 Pratts Mews would accord with Camden's adopted Home improvements SPD (Adopted 2021) guidance and is an appropriate built form to terminate the top of the building. No 8 Pratts Mews already has a mansard roof extension (initially approved in 2005) which would be removed and the flank walls on that elevation built up by one storey and a replacement mansard erected atop, as per the 3d design image below. The proposed mansard represents an improvement to the existing mansard form which exhibits a flush rear elevation.
- 7.5 Significant design weight in favour of the proposed mansard extension is given by the developments to date on Pratts Mews, evident by the development at No 78 Camden High Street (Ref 2014/3469/P) and the adjacent site at No 10 Pratts Mews (Ref 2016/5942/P). A street scene is submitted to support and illustrate the development of the Mews and upward project of buildings. The proposed mansard design mirrors the flat topped mansard (Type B) as stipulated and set out in the Home Improvements CPG (Adopted January 2021)



- 7.6 The mansard would utilise clay hanging tiles and Anthra zinc (<https://www.vmzinc.co.uk/zinc-basics/surface-appearances/anthra-zinc.html>) for the mansard roof with timber windows. The proposed Mansard would thereby create a built form in keeping with the host building and Mews terrace while retaining durability, compatibility with existing materials and visual attractiveness of the materials. The materials used would be in accordance with Para 7.10 of the Camden Local Plan (2017)



7.7 In summary, the proposed mansard roof extension accords and satisfies the core criteria as per Policy D1 (Design) of the adopted Camden Local Plan (2017)

## 8.0 Neighbouring Amenity:

- 8.1 Policy A1 (Managing the impact of development) of the Camden Local Plan (2017) seeks to ensure that new development does not harm the amenity of adjoining residential occupiers. In regard to impacts on daylight, sunlight, privacy and overlooking, outlook and sense of enclosure, the proposed front dormer and rear external material changes would have no discernible impact on neighbouring residential amenity.
- 8.2 The site and its immediate location are characterised by a high urban grain and as a result there is already significant mutual overlooking and limited privacy. The rear of the application site is formed of the rear elevations of commercial and residential properties on Camden High Street. The terrace elevation on Camden High Street face east and as such gets partial direct sunlight.
- 8.3 The outlook from surrounding units and windows are already compromised on account of the existing built context. The proposed additional mansard would have no harmful impacts on the flats directly to the rear as shown in photo's below.
- 8.4 As per the council amenity SPG, Overlooking and privacy assessment confirms "the extent of overlooking will be assessed on a case-by-case basis". In this instance seeking to retain a 18m gap for example is fundamentally impossible. By way of a mitigation measure, the bottom panel of the sash windows to the rear have been obscure glazed.



## 9.0 Conclusion:

- 9.1 The Design and Access statement provides a robust assessment of the proposed mansard roof extension and provides the justification against adopted planning policy for approval. Overall, the assessment of the merits of the scheme presented within this Design statement are concluded the extension and alterations will be appropriate in the street and compliant with adopted Planning policy.

## Appendix A – Site Photos









