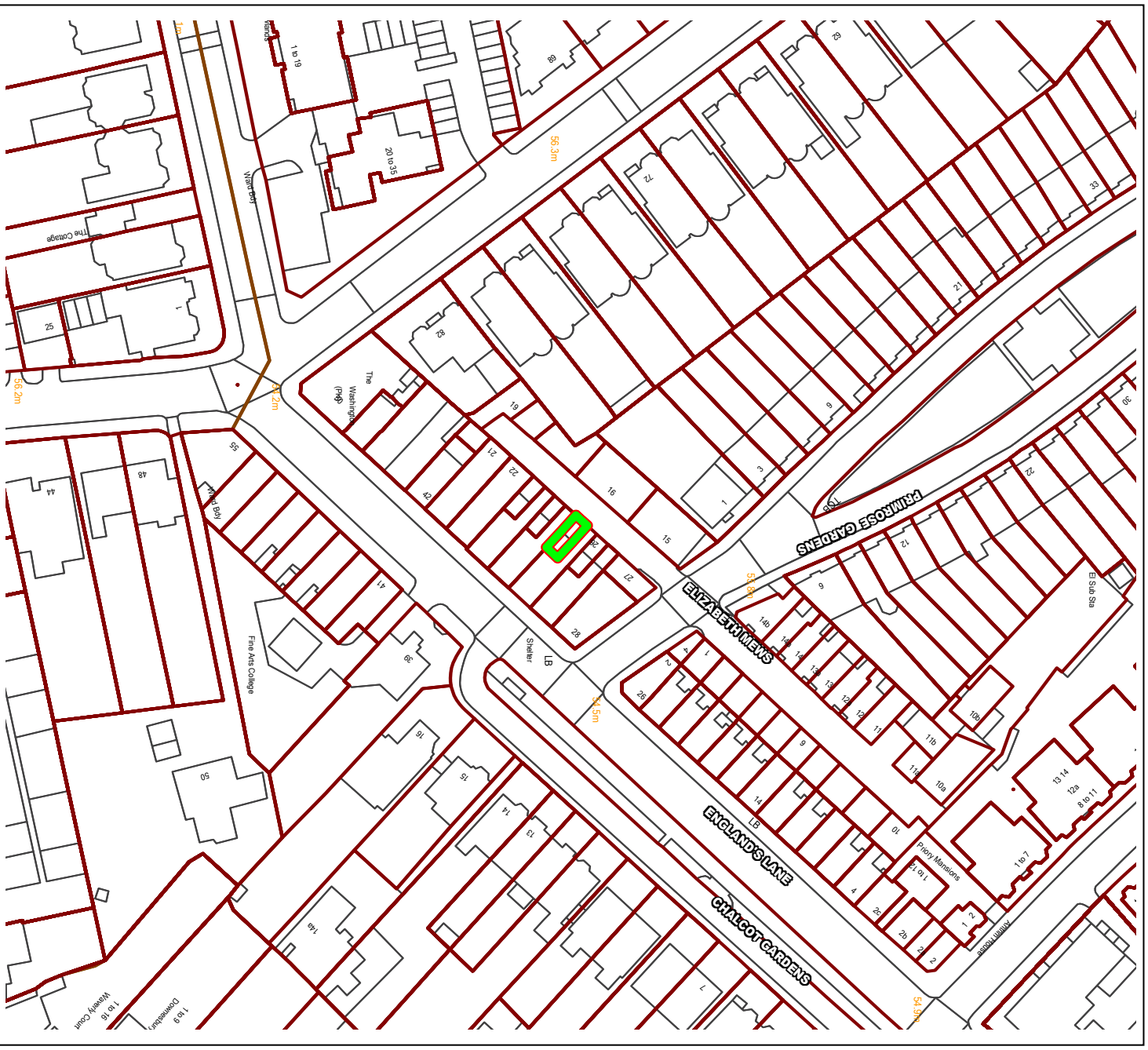


2022-4836-P 25 Elizabeth Mews - Map



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Application site – 25 Elizabeth Mews (white)



25 Elizabeth Mews (Application Site) Front Elevation



Application site - 3rd house on the left (white)



Mansard roofs on opposite side of Elizabeth Mews (nos. 17 & 17a)



17 & 17a Elizabeth Mews (opposite) alternative angle



Numerous mansard roofs in Elizabeth Mews on other side of Primrose Hill Gardens

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	02/01/2023
		N/A		Consultation Expiry Date:	05/02/2023
Officer			Application Number(s)		
Adam Greenhalgh			2022/4836/P		
Application Address			Drawing Numbers		
25 Elizabeth Mews NW3 4UH			Please refer to draft decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a mansard roof extension to existing single dwelling house.					
Recommendation(s):		Grant Conditional Planning Permission			
Application Type:		Full Planning Application			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					
Consultations					
Adjoining Occupiers:		No. of responses	05	No. of objections	05
		<p>Site notices: displayed 11/01/2023 – expiry 04/02/2023 Press notice: published 12/01/2023 – expiry 05/02/2023</p> <p>4 letters of objection received from neighbouring occupiers (Flats 1 and 3 25A Elizabeth Mews and 2 other letters unaddressed). Letter also received from the owner/freeholder of 25A Elizabeth Mews. Objections raised on grounds of:</p> <ol style="list-style-type: none"> 1. Harm to character and appearance of Conservation area 2. Loss of light/outlook to properties at the rear (England's Lane) 3. Loss of privacy 4. Lack of consultation on planning permission 2021/3549/P for similar proposal at 26 Elizabeth Mews 5. Loss of light to bedroom/balcony and common areas of Flats 1 and 3 25A Elizabeth Mews and to 32 England's Lane 6. Impact on access between 25 and 26 Elizabeth Mews 7. Impact on party wall with 25A Elizabeth Mews 			

8. History or refusals of planning applications for similar proposals (2011/0189/P at 19 Elizabeth Mews, 2005/3042/P at 17A Elizabeth Mews, 2004/4898/P at 14B Elizabeth Mews)
9. Impacts on safety and accessibility of the mews highway during construction
10. Potential flooding, inadequate drainage/sewerage
11. Impact on light on basement at 32 England's Lane

Planning Officer Response:

1. Harm to character and appearance of Conservation area

See 'Conservation & Design' below

2. Loss of light/outlook to properties at the rear (England's Lane)

See 'Effects on Amenity of Neighbouring Properties' below

3. Loss of privacy

See 'Effects on Amenity of Neighbouring Properties' below

4. Lack of consultation on planning permission 2021/3549/P for similar proposal at 26 Elizabeth Mews

Neighbour consultation in accordance with statutory requirements (Site notices and a Press Advertisement) was undertaken for planning application 2021/3549/P. Three site notices were displayed (two in Elizabeth Mews and one to the rear, in England's Lane). Statutory consultation has been undertaken on the subject application also. Site notices were displayed (11/01/2023 – 04/02/2023) and a press advertisement posted (12/01/2023 – 05/02/2023)

5. Loss of light to bedroom/balcony and common areas of Flats 1 and 3 25A Elizabeth Mews and to 32 England's Lane

See 'Effects on Amenity of Neighbouring Properties' below

6. Impact on access between 25 and 26 Elizabeth Mews

The development would have no impacts on the ground floor access at the site

7. Impact on party wall with 25A Elizabeth Mews

Structural impacts are not a matter for consideration in the determination of planning applications. Structural issues are for consideration/action under the Party Wall Act, Building Regulations and civil law.

8. History or refusals of planning applications for similar proposals (2011/0189/P at 19 Elizabeth Mews, 2005/3042/P at 17A Elizabeth Mews, 2004/4898/P at 14B Elizabeth Mews)

These refused schemes are on the other (north west) side of Elizabeth Mews. Additionally, 2004/4898/P and 2005/3042/P are not

for mansard roof extensions. They are for a first floor rear extension and a three storey rear extension respectively. 2011/0189/P relates to the house at the end of the cul-de-sac. It is an L-shaped (in plan form) house which does not share the same topography/form as the houses on the south east side of the Mews and the proposal was not for a traditional style mansard roof such as at the application site and at the adjoining site (26 Elizabeth Mews) where a traditional style mansard roof has been approved.

9. Impacts on safety and accessibility of the mews highway during construction

Residential extensions to single dwellinghouses can ordinarily be undertaken with due care attention for the safety and accessibility of the adjacent highway.

10. Potential flooding, inadequate drainage/sewerage

The proposal to add a further bedroom and bathroom to the existing house should not result in undue surface or below ground water/sewerage discharge likely to result in flooding of neighbouring properties.

11. Impact on light on basement at 32 England's Lane

See 'Effects on Amenity of Neighbouring Properties' below

Objection

Letter of objection received from Belsize Conservation Area Advisory Committee. Objections raised relate to:

1. Harm to character and appearance of Conservation area
2. Lack of consultation on planning permission 2021/3549/P for similar proposal at 26 Elizabeth Mews
3. Harm to amenity of neighbouring occupiers (Application 2008/0209/P for a roof terrace refused due to adverse impacts on privacy. Application 32397 for a roof terrace amended in the interests of the privacy of adjoining occupiers)
4. Loss of light to properties at the rear (England's Lane)
5. Inappropriate use of materials (i.e. aluminium windows and doors)

Planning Officer Response:

1. Harm to character and appearance of Conservation area

See 'Conservation & Design' below

2. Lack of consultation on planning permission 2021/3549/P for similar proposal at 26 Elizabeth Mews

The Conservation Area Advisory Committee was not consulted on 2021/3549/P. Notwithstanding this omission, this application was assessed and considered to accord with the Development Plan and

Belsize CAAC

planning permission was granted. The fact that the Conservation Area Advisory Committee was not consulted on application 2021/3549/P does not mean that the current application cannot be determined. Each application must be considered on its own merits. This exercise has been undertaken below within the 'assessment' in which the relevant issues are considered together.

3. *Harm to amenity of neighbouring occupiers (Application 2008/0209/P for a roof terrace refused due to adverse impacts on privacy. Application 32397 for a roof terrace amended in the interests of the privacy of adjoining occupiers)*

See 'Effects on Amenity of Neighbouring Properties' below

4. *Loss of light to properties at the rear (England's Lane)*

See 'Effects on Amenity of Neighbouring Properties' below

5. *Inappropriate use of materials (i.e. aluminium windows and doors)*

A preference for timber windows was indicated to the agent and the application was amended accordingly. Timber windows are now proposed.

Site Description

The application site lies on the south east side of Elizabeth Mews which is a two part cul-de-sac of mews houses. One part (and the part within which the application site lies) is off Primrose Gardens to the south west. The other part of Elizabeth Mews is off Primrose Gardens to the north east.

The eight terraced mews houses, within which the application site sits, abut the rear boundaries of a terrace of 4/5 storey terraced buildings on England's Lane. All 8 of the houses in the group are 2 storeys in height and flat roofed. One (no. 26 has planning permission for a mansard roof extension – see 'Planning History' below).

There are 7 dwellings on the other (north west) side of this part of Elizabeth Mews and these are a mixture of two storeys, part single storey/part two storeys and three storeys in height. The two x 3 storey houses on the north west side of the mews have mansard roofs.

Eight of the two storey mews houses which back onto England's Lane in the other part of Elizabeth Mews have mansard roofs, such as that proposed in the current application.

The site lies in the Belsize Conservation Area. It is not immediately adjacent to any Listed buildings. Nos. 15 to 19 on the other side of the Mews are noted as being positive contributors in the Belsize Conservation Area Appraisal and Management Statement. However, the application site, and those on the south east side of the Mews are not noted as being positive contributors.

Relevant History

Application Site

None

26 Elizabeth Mews

2021/3549/P - Erection of mansard roof extension and alterations to front elevation window and door

openings – granted 11/11/2021

19 Elizabeth Mews

2011/0189/P - Roof level extension to create additional second floor including roof terrace and alterations to fenestration at ground floor level to existing dwelling house – refused 14/01/2011

Relevant policies

National Planning Policy Framework 2021

The London Plan March 2021

Camden Local Plan 2017

A1 Managing the impact of development

D1 Design

D2 Heritage

Camden Planning Guidance (CPG)

Design (2021)

Amenity (2021)

Home improvements (2021)

Belsize Conservation Area Appraisal Statement (2003)

Assessment

1.0 PROPOSAL

1.1 Planning permission is sought for the erection of a grey slate tile mansard roof. The proposal would provide an additional bedroom and bathroom for the existing one bedroom house. The mansard roof would be sloped at 70 degrees at the front and rear and it would have two projecting windows at the front. It would be full width with raised party walls on each side. It would be 1.8m in height above the front and rear parapet walls. Initially aluminium windows were indicated. These were subsequently amended to timber windows, following comments received from the Conservation Area Advisory Committee.

2.0 ASSESSMENT

2.1 The material considerations for this application are as follows:

2.2 Design and Conservation

2.2.1 Local Plan policies D1 (Design) and D2 (Heritage) are aimed at achieving the highest standard of 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; and Policy D2 states that the Council will preserve, and where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.2.2 Within the Heritage section of the Council's Planning Guidance SPD it is noted that 'The Council will only permit development within Conservation Areas that preserves and where possible enhances the character and appearance of the area'.

2.2.3 Guideline BE26 of the Belsize Conservation Area Appraisal states 'Roof extensions and alterations, which change the shape and form of the roof, can have a harmful impact on the Conservation Area and are unlikely to be acceptable where:

- It would be detrimental to the form and character of the existing building
- The property forms part of a group or terrace which remains largely, but not completely unimpaired
- The property forms part of a symmetrical composition, the balance of which would be upset
- The roof is prominent, particularly in long views

2.2.4 The application building, and those on the south eastern side of this part of Elizabeth Mews, is not noted as being a 'positive contributor' in the Belsize Conservation Area Appraisal Statement. It, together with the other flat-roofed two storey houses on the south eastern side of this part of the Mews is not of special architectural or historic interest.

2.2.5 Mansard roofs such as the application proposal are a feature of Elizabeth Mews. There are mansard roofs on houses on the other side of this section of Elizabeth Mews. The immediately neighbouring house, 26 Elizabeth Mews, has planning permission (See 'Planning History') for a similar grey slate tiled mansard roof. Furthermore, eight of the two storey mews houses which back onto England's Lane in the other section of Elizabeth Mews have mansard roofs.

2.2.6 The proposed grey slate tiled mansard roof would be sympathetic to the style and appearance of the house. It would not harm the form or character of the building and nor would it result in an addition to a group which remains largely unimpaired.

2.2.7 The proposal would be symmetrical to the mansard roof which has been granted planning permission at 26 Elizabeth Mews. It would be similar to the two mansard roofs on the other side of Elizabeth Mews and those which have been undertaken in the northern stretch of Elizabeth Mews on the other side of Primrose Gardens. It would not be prominent or harmful to any long range views.

2.2.8 The proposal would comply with the criteria for roof extensions in the Belsize Conservation Area Appraisal Statement and it would preserve the character and appearance of the Conservation Area, as required under policy D2.

2.2.9 Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

2.3 Amenity of neighbouring residential occupiers

2.3.1 Policy A1 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. It seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, overlooking, outlook and implications on daylight and sunlight. CPG6 (Amenity) provides specific guidance with regards to privacy, overlooking and outlook.

2.3.2 Due to the proposed size and siting the proposed mansard roof would not result in any significant loss of light to any habitable rooms within 32 England's Lane/the flats of 25A Elizabeth Mews to the rear. The mansard roof would be above a notional 25 degree line drawn from the basement and ground floor windows of 32 England's Lane (which is approximately 4.6m to the rear) but these floors are understood to be used in commercial use and the proposal should not impact upon the use of these commercial spaces.

2.3.4 The proposal would not project above a notional 25 degree line drawn from the centre of the first floor (or above) windows to the flats in 32 England's Lane/25A Elizabeth Mews and as such, it would not result in any significant loss of light for the occupiers of the flats at this or any neighbouring sites.

2.3.5 No windows are proposed in the rear of the proposed mansard roof and so there will be no overlooking of any properties to the rear. Given that there are already ground and first floor windows already facing the existing two storey houses on the other side of Elizabeth Mews, the two windows proposed in the front elevation of the proposal would not result in any more overlooking than that which exists at present from the existing building.

2.3.6 No balconies or terraces are proposed and so there should be no undue overlooking of adjoining gardens or undue increase in noise levels.

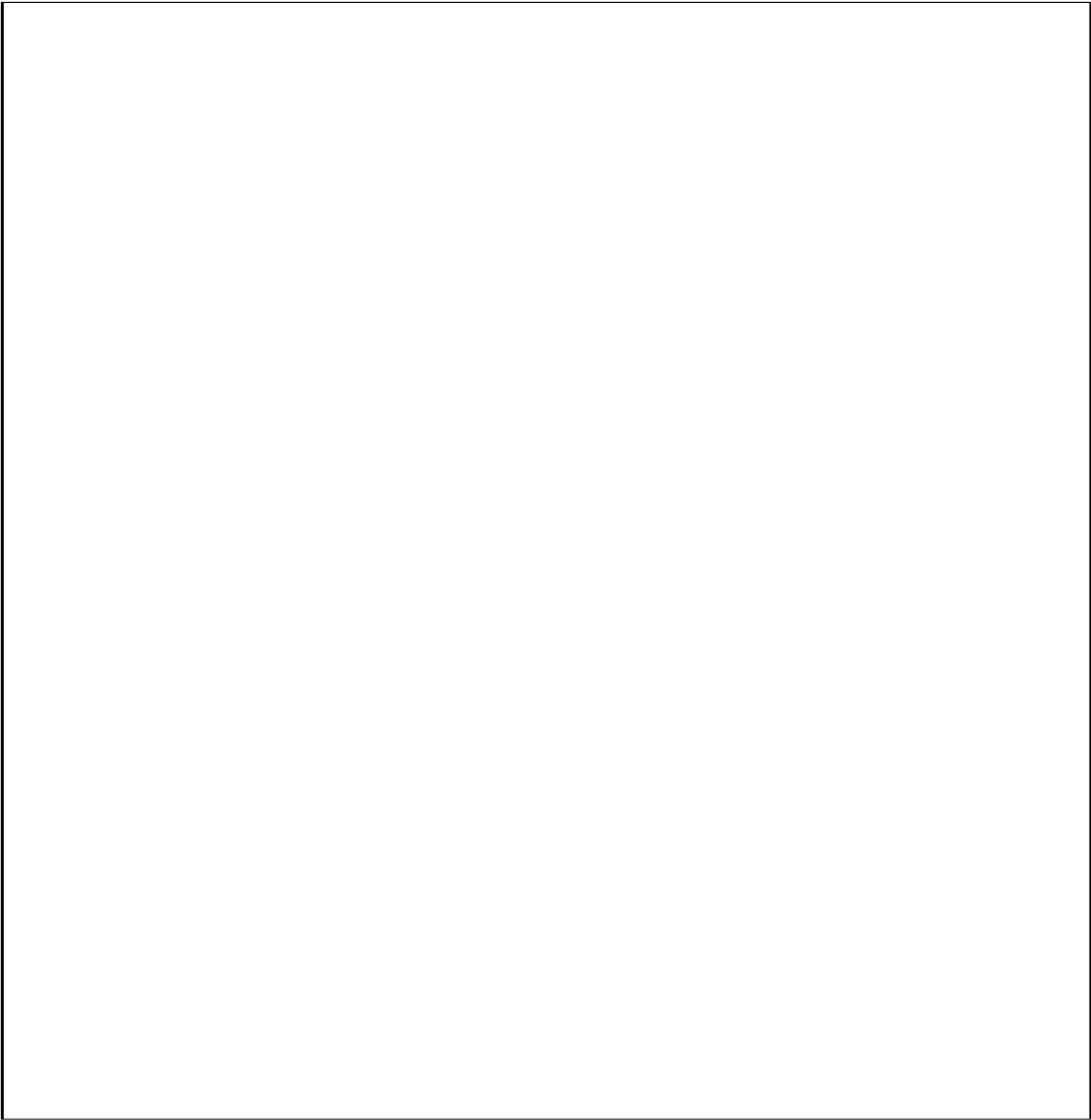
2.3.7 The grey slate tiled, sloped mansard roof, 1.8m in height above the rear parapet wall, should not be unduly overbearing or result in a significant loss of outlook for the occupiers of any flats in England's Lane or any other neighbouring dwellings.

3.0 Recommendation:

3.1 Grant conditional planning permission

DISCLAIMER

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday February 13th 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: 2022/4836/P
Contact: Adam Greenhalgh
Tel: 020 7974 6341
Email: Adam.Greenhalgh@camden.gov.uk
Date: 6 February 2023

Development Management
Regeneration and Planning
London Borough of Camden
Town Hall
Judd Street
London
WC1H 9JE

Phone: 020 7974 4444

planning@camden.gov.uk
www.camden.gov.uk

Homes Design Ltd
40
wise lane
mill hill
london
NW7 2RE

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:
25 Elizabeth Mews
London
Camden
NW3 4UH

DECISION

Proposal:

Erection of a mansard roof extension to existing single dwelling house

Drawing Nos: Covering Letter (Homes Design Limited), Ordnance Survey Map, Existing Block Plan, Proposed Block Plan, HD1376: 1000, 1001, 1002, 2000, 2001 A, 2002, 2003, Fire Strategy Statement (Homes Design Limited), Reasonable Exception Statement (Fire)

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 drawings & documents:

Covering Letter (Homes Design Limited), Ordnance Survey Map, Existing Block Plan, Proposed Block Plan, HD1376: 1000, 1001, 1002, 2000, 2001 A, 2002, 2003, Fire Strategy Statement (Homes Design Limited), Reasonable Exception Statement (Fire)

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 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.
- 3 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-planning-decision>.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION