

Address:	27 Elizabeth Mews London NW3 4UH		2
Application Number:	2024/2988/P	Officer: Obote Hope	
Ward:	Belsize		
Date Received:	18/07/2024		
Proposal:	Excavation for a new basement extension for new office space at basement and ground floor levels, erection of a mansard roof extension with a terrace to the front elevation, including the installation of a ASHP to the rear all associated with the change of use of the first floor from office accommodation to 1 x self-contained flat at first and second floor level.		
Background Papers, Supporting Documents and Drawing Numbers: Existing Drawings: PR-100; PR-101; PR-102; PR-103; PR-104; PR-110; PR-111; PR-112; PR-113. Proposed Drawings: PR-105 REVA; PR-107 REVA. Documents: Covering letter from Martin Robeson Planning Practice 3177/ES/LT20240716; Design and Access Statement by Charlton Brown Architecture and Interiors dated September 2022; Basement Impact Assessment commissioned by Geotechnical Consultancy dated July 2024; Planning and Heritage Statement by Martin Robeson Planning Practice dated July 2024.; Covering letter from Martin Robeson Planning Practice 3177/ES/LT20240716; Design and Access Statement by Charlton Brown Architecture and Interiors dated September 2022; Basement Impact Assessment commissioned by Geotechnical Consultancy dated July 2024; Planning and Heritage Statement by Martin Robeson Planning Practice dated July 2024.			
RECOMMENDATION SUMMARY: Grant conditional planning permission subject to S106 agreement.			
Applicant:		Agent:	
C/O Agent 21 Buckingham Street London WC2N 6EF		Eva Straupenieks MRPP 21 Buckingham Street London WC2N 6EF	

ANALYSIS INFORMATION

Land use floorspaces				
Use Class	Description	Existing GIA (sqm)	Proposed GIA (sqm)	Difference GIA (sqm)
E	Office	96.3	89.5	- 6.8
C3	Dwelling (flat)	0	88.5	88.5
Total	All uses	96.3	178	81.7

EXECUTIVE SUMMARY

- i) The site comprises a two-storey corner office building (Class E) located at the junction with Primrose Hill Gardens and forms part of the Mews Street located to the rear of England's Lane. All eight of the houses in the mews group are two-storeys in height and flat roofed. Two properties, nos. 26 and 25 Elizabeth Mews, both have planning permission for mansard roof extensions. There are several other properties on Elizabeth Mews that also have mansard roofs.
- ii) Planning permission is sought for the erection of a mansard roof extension, a roof terrace to the front elevation, and works associated with the provision of a new self-contained flat following the change of use of the first and part of the ground floor from office (Class E) to residential use (Class C3). Permission is also sought for the excavation for a new basement extension under the building's footprint for reprovision of the commercial use (Class E1) and ancillary façade/fenestration alteration to the front and side elevations.
- iii) The relocation of office to the proposed basement would have limited impact on the existing building's appearance and the relocation of the office from the first floor into the proposed basement would improve the functioning given the increased head height and floorspace layout which is considered an enhancement. Due to the subterranean location, the relocation of the office from the first floor into the basement would not result in harm in terms of amenity to neighbours. The provision of an additional residential flat is welcomed given this is the priority land use of the local plan.
- iv) The application is also considered to be acceptable in terms of the impact on neighbouring properties. There would be nil to negligible loss of light, outlook or privacy to neighbours. Environmental health officers have confirmed there will be no impact in terms of noise from the ASHP.
- v) Mansard roofs are an established feature of Elizabeth Mews as a whole. Therefore, the principle of a mansard roof extension on the host building is considered acceptable and would not be out of keeping, scale or design. This is consistent with other planning permissions granted for mansards in the mews.
- vi) The new home would be car-free and a Construction Management Plan (CMP) would minimise and manage impact of construction.
- vii) The scheme complies with the development plan as a whole.

OFFICER REPORT

Reason for Referral to Committee: The Director of Economy, Regeneration and Investment has referred the application for consideration after briefing members [Clause 3(vii)]. The panel considered it should be heard by committee due to the level of interest in this application from residents and community organisations.

1. THE SITE

- 1.1 The site comprises a two-storey corner office building (Class E) located at the junction with Primrose Hill Gardens and forms part of the Mews Street located to the rear of England's Lane. The Mews runs south-west to north-east and comprises a row of terraced buildings on both sides, with the site located on the southern terrace (No's. 20-27) with the remaining terrace comprising residential properties.
- 1.2 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 eight of the houses in the mews group are two-storeys in height and flat roofed. Two properties, nos. 26 and 25 Elizabeth Mews, both have planning permission for mansard roof extensions.
- 1.3 There are seven dwellings on the other (northwest) 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 three-storey houses on the northwest side of the mews feature 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.
- 1.4 The site lies in the Belsize Conservation Area and 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. However, the application site, and those on the opposite southwest side of the Mews are not noted as being positive contributors to the wider Conservation Area.
- 1.5 There is underground surface water flow constraints to the site.
- 1.6 The site has a Public Transport Accessibility Level (PTAL) rating of 3 (Moderate) and Belsize Park Underground Station located approximately 572.55m, as well as bus services along England's Lane, Primrose Hill Road and Haverstock Hill.

2. THE PROPOSAL

- 2.1 The application was submitted in July 2024 and during the course of the application revision to the proposed scheme were requested in order to address concerns raised by officers. The design of the mansard roof extension has been amended to reflect the design of the mansard roof at No.14B Elizabeth Mews

and a dormer window was installed to the flank elevation to reduce the bulk of the extension from Primrose Gardens. No changes were made in terms of the proposed height.

2.2 The proposal is for:

- Excavation for a new basement extension (for the reprovision of the existing office at ground and first floors) associated with new replacement office space at basement and part ground floor levels; and
- Erection of a mansard roof extension, with a terrace to the front elevation all associated with the change of use of part of the ground, and the entire first floor from office accommodation to 1 x self-contained flat at first and second floor level. The proposed mansard roof extension as revised would consist of two dormer windows to the front and a dormer extension to the flank (south elevation). The floor plan includes two bedrooms on the first floor with kitchen/diner room with a small external terrace to the front elevation at second floor level.

3. RELEVANT HISTORY

The site

G9/22/5/18302 – Planning permission for the change of use of 27 Elizabeth Mews, NW3 to office/storage use including internal and external alterations. Granted on 17/04/1974

8401709 – Planning permission for the use of the ground and first floor as offices. Granted on 21/01/1985.

The area

28 England's Lane

2012/0842/P – Planning permission for the change of use of basement and part ground floor to skincare clinic (Class D1), installation of shopfront (Primrose Gardens elevation) with louvre and installation of cellar doors to pavement. **Granted 30/05/2012**

12A Elizabeth Mews

2025/0722/P – Planning permission for the enlargement of existing rooflight to provide roof access; provision of roof terrace and associated balustrades; footprint reduction of existing water tank enclosure. **Granted** on 15/04/2025.

26 Elizabeth Mews

2021/3549/P – Planning permission for the erection of mansard roof extension and alterations to front elevation window and door openings. **Granted 11/11/2021.**

25 Elizabeth Mews

2022/4836/P – Planning permission for the erection of a mansard roof extension to existing single dwelling house. **Granted 31/01/2023.**

1 & 2 Elizabeth Mews

PWX0202534 – Planning permission for the erection of mansard roof extensions to both properties, to provide additional accommodation for the existing self- contained studio flats on the first floors. **Granted 14/10/2002**

11A Elizabeth Mews

9260135 – Conservation area consent for demolition of pitched roof at front of 1st floor level in connection with its reconstruction to be used as a roof terrace. **Granted 11/06/1993.**

16 Elizabeth Mews

9201187 – Planning permission for the reconstruction of existing flat roof to form roof terrace to dwelling. **Granted 11/06/1993**

4. CONSULTATION

Statutory consultees

Thames water

No comments.

Belsize Park CAAC

Objection covering the following issues:

Design and Heritage

- An existing and proposed section is essential to assess the impact on the buildings on both sides of the Mews.
- The dimensions of the air source heat pump and enclosure proposed on the roof should be added to the plan and elevation drawings;

Officer response:

- *As submitted the drawings are sufficient to determine the planning application and the submitted scheme includes elevation and section drawings which shows the proposal in context with its neighbours.*
- *The proposed Air Source Heat Pump is shown on drawing no PR-105 REVA and would not be visible from public views, as it would be set back from the flat roof of the host building.*

Adjoining occupiers

The site notice was displayed on the post of the resident bay opposite the site on the 22/08/2024 – expiry 15/09/2024 and the press notice: published 21/08/2024 – expiry 14/09/2024.

The application was reconsulted on and the site notice was re-displayed adjacent to the resident bay opposite the site from 21/02/2025 – expiring on the 17/03/2025. A new press notice was published on 27/02/2025 – expiring on 23/03/2025.

Re-consultation was undertaken due to objections received that the proposed terrace on the front elevation was not included in the description of the works, further objections were received that related largely to the proposed roof terrace to the front elevation.

Objections were received from at least 10 local households. The objections received by the Council are on the Council's website. The key issues raised are.

Design/character

- The design of the mansard roof extension would be harmful to character and appearance of conservation area.
- The design of the roof terrace is unacceptable and there are no approved terraces on Elizabeth Mews.

Officer response:

- *The proposed mansard roof extension is considered to be appropriately sized and is designed to be sympathetic to the adjacent building that has an implemented mansard roof extension, as further assessed in the 'Design and heritage' section 9 of this report.*
- *The principle of the proposed terrace area is further assessed in section 8 of the report. Notwithstanding this the proposed terrace faces established larger roof terraces at both Nos 16 and 17 Elizabeth Mews.*

Microclimate

- The proposal does not consider how this will impact on light or the microclimate.

Officer response:

- *Given the nature of the works including retrofitting the building, the erection of a mansard roof, and a new basement extension it is not considered that the proposal would have a significant impact on microclimate.*

Party wall Agreement

- The proposal would have an impact with the party wall with the neighbouring property.

Officer response:

- *An informative is attached to the decision regarding to party wall agreement which is not a material planning consideration.*

Community Needs

- The concern raised that the proposal does not balance with the needs of the community.

Officer response:

- *There has been public consultation on the application in accordance with the legislation and Statement of Community Involvement. A site visit was undertaken during the planning application process and officers have been in contact with members of the community via email. It should be noted that the aims of the planning system must be balanced, promoting and supporting sustainable development by also considering all the environmental, social, and economic factors. The assessment is made in the public interest, not only the interests of those in the immediate locale.*

Congestion Impact

- The proposal would have a detrimental impact on traffic that would lead to congestion.
- Impact on accessibility to and from the street.

Officer response:

- *Please refer to "Transport" section of the report in section 11 of the report*
- *Please refer to "Transport" section of the report in section 11 of the report*

Amenity

- The mansard extension will have an impact with daylight/sunlight.
- Loss of light/outlook to properties at the rear no 15 England's Lane.
- The loss of light to bedroom/balcony and common areas of Flats 1 and 3 25A Elizabeth Mews and to 32 England's Lane.
- Impact on light on basement at 32 England's Lane.
- The loss of privacy.
- The proposed terrace would have an impact with noise pollution and loss of privacy.
- Impact on access between 25 and 26 Elizabeth Mews.

Officer response:

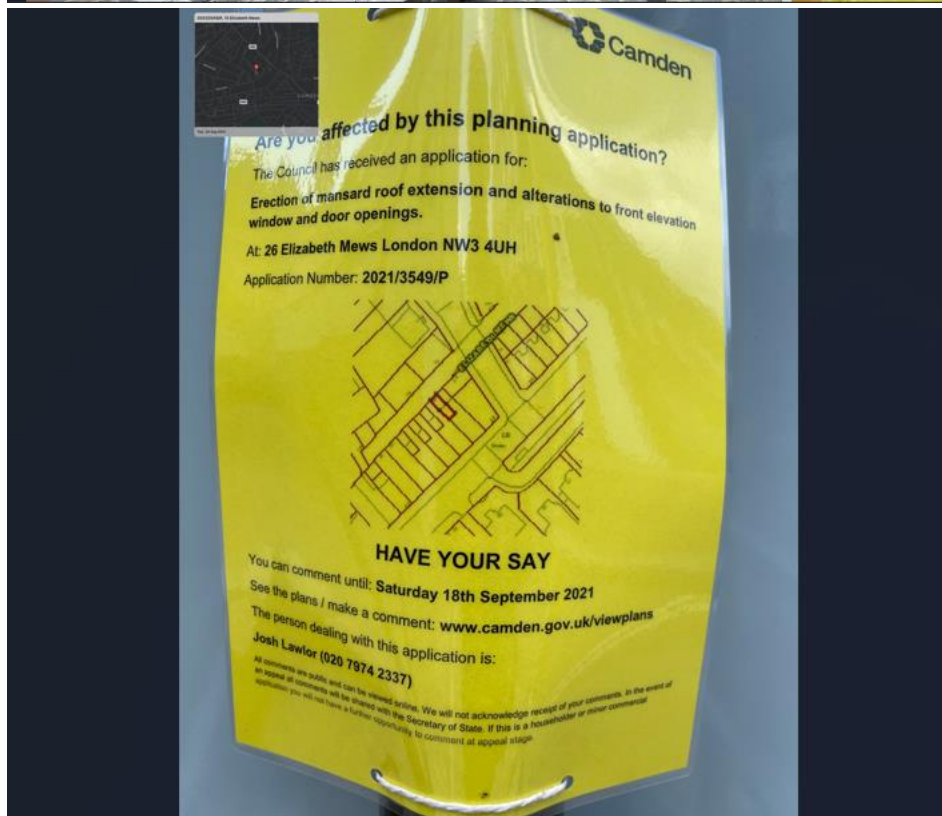
- *Amenity effects, including impact on light, outlook and privacy to neighbouring properties, are assessed in section 8, there is considered to be no significant adverse impacts.*
- *The property would be used as a 2-bedroom flat and the development including its terrace is not considered to give rise to significant noise disturbance.*
- *Although the proposed entrance door would be relocated from the north to the south side of the building, the proposed double doors would have the same setback of approximately 0.8m with number no. 26 Elizabeth Mews. Therefore, it is not considered that the proposed location of the new doors would have any impact with the neighbour's access. No 25 is located two houses away from the host building and given its location the proposal is unlikely to have an impact with access to and from the building.*

Lack of consultation

- *Concerns were raised regarding the lack of consultation with this and previous applications on Elizabeth Mews, in particular concern was raised regarding the application at the neighbouring property No. 26 Elizabeth Mews.*

Officer response:

- *Concerns were raised regarding the lack of transparency with the previously approved application at no 26 Elizabeth Mews (see site history), the application was granted planning permission (Ref: 2021/3549/P) in 2021 and a site notice was displayed on the "resident bay" pole at the junction of Elizabeth Mews and Primrose Gardens on 27th August 2021 as shown on the images below:*



- The application was consulted on in accordance with Statement of Community Involvement. Likewise, this proposal has been consulted on in accordance with the Statement of Community Involvement which was adopted in 2024.

Flooding effects

- Potential flooding, inadequate drainage/sewerage with no 32 England's Lane.

Officer response:

- *The proposal would not have any material impact on the basement of no 32 England's Lane given the property is "two doors down" and is located on the opposite street.*

5. POLICY

National and regional policy and guidance

[National Planning Policy Framework 2024 \(NPPF\)](#)

[National Planning Practice Guidance \(NPPG\)](#)

[London Plan 2021 \(LP\)](#)

[London Plan Guidance](#)

Local policy and guidance

[Camden Local Plan \(2017\) \(CLP\)](#)

[Policy E1 Economic development](#)

[Policy E2 Employment premises and sites](#)

[Policy G1 Delivery and location of growth](#)

[Policy H1 Maximising housing supply](#)

[Policy H6 Housing choice and mix](#)

[Policy A1 Managing the impact of development](#)

[Policy A3 Biodiversity](#)

[Policy A4 Noise and vibration](#)

[Policy A5 Basement](#)

[Policy D1 Design](#)

[Policy D2 Heritage](#)

[Policy C5 Safety and security](#)

[Policy C6 Access for all](#)

[Policy CC1 Climate change mitigation](#)

[Policy CC2 Adapting to climate change](#)

[Policy CC3 Water and flooding](#)

[Policy T1 Prioritising walking, cycling and car-free development](#)

[Policy T2 Parking and car-free development](#)

[Policy T3 Transport infrastructure](#)

[Belsize Park Conservation Area Conservation Area Appraisal and Management Strategy \(2003\)](#)

[Draft Camden Local Plan \(DCLP\)](#)

- 5.1 The council published a new Draft Camden Local Plan (incorporating Site Allocations) for consultation in January 2024. Responses to the consultation and a [Submission Draft Camden Local Plan](#) (updated to take account of the

responses) was reported to Cabinet on 2 April 2025 and the Council on 7 April 2025. The Council resolved to agree the Submission Draft Local Plan for publication and submission to the government for examination following a further period of consultation.

- 5.2 The Council has published the Camden Local Plan Proposed Submission Draft for consultation. The consultation closed on Friday 27 June 2025.
- 5.3 The Submission Draft is a significant material consideration in the determination of planning applications but has limited weight at this stage. The weight that can be given to it will increase as it progresses towards adoption (anticipated 2026).

Supplementary Planning Documents and Guidance

Most relevant Camden Planning Guidance (CPGs):

[Basement – January 2021](#)

[Amenity - January 2021](#)

[Biodiversity CPG - March 2018](#)

[Design - January 2021](#)

[Water and flooding CPG - March 2019](#)

6. ASSESSMENT

- 6.1 The principal considerations material to the determination of this application are considered in the following sections of this report:

07	Land use
08	Impact on neighbouring amenity
09	Design and heritage
10	Quality of Accommodation
11	Transport
12	Basement
13	Biodiversity and sustainability
14	Waste
15	Conclusion
16	Planning Obligations
17	Recommendation
18	Conditions

7. LAND USE

- 7.1 The host building is currently in use as offices (Class E) at ground and first floor levels. The proposed basement extension allows for the re-provision of the first-floor office floorspace lost due to change of use of a small portion of the ground floor and full first-floor level to residential (Class C3).
- 7.2 Policy E2 encourages the provision of employment premises in the borough with the aim of protecting these properties which are suitable for continued business use, in particular premises for small businesses and services that provide employment for Camden residents and those that support the functioning of the local economy.
- 7.3 The proposal includes a partial change of use of the ground and the full change of use of the first floor from use Class E (offices) to Class C3 (residential). The majority of Class E floorspace will be retained and re-provided in the new basement extension. The existing Gross Internal Area is (GIA) is 96.3sqm and the proposed GIA is 89.5sqm which would result in a net loss of 6.8sqm.
- 7.4 The re-provision of the commercial unit into the basement and part ground floor is designed to provide better quality floor space with higher ceiling heights and usable floor space which would provide greater flexibility to be able to accommodate a range of business types and sizes, in particular small and medium-sized enterprises (SMEs) and businesses in growth sectors such as the creative industries. Thus, the loss of a small part of the ground and the first floors as commercial unit to residential use is considered acceptable in meeting the aims of policy E2.
- 7.5 The support at local policy level for developing housing on underused land reflects a key objective of the NPPF 2024 which is to make effective use of land. Paragraph 124 states that 'Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions'.
- 7.6 It should be noted that the provision of housing represents the priority land use of the adopted Local Plan and, in order to meet (and exceed) the objectively assessed needs of the Borough, the Council seeks to maximise the delivery of new housing. This is supported by policies H1 (Maximising housing supply) and G1 (Delivery and location of growth). On this basis, housing is generally supported in principle in what is a predominantly residential environment.
- 7.7 The proposed roof extension would provide additional residential floorspace which is supported in policy terms as residential dwellings are priority land use and the scheme would make a contribution to the housing stock with good amenity for future occupants. Moreover, Paragraph 11 (d) of the National Planning Policy Framework (NPPF), the 'tilted balance' is engaged. The

proposal would not trigger Affordable Housing Contribution given that the scheme is below the minimum threshold of additional floorspace of 100sqm GIA or more.

- 7.8 Thus, in such circumstances, there is a presumption in favour of new housing provided unless any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the development plan as a whole. The proposal is therefore considered to be acceptable in land use terms.

8. IMPACT ON NEIGHBOURING AMENITY

- 8.1 CLP policies A1 and A4 and the Amenity CPG are relevant with regards to the impact on the amenity of residential properties in the area, requiring careful consideration of the impacts of development on light, outlook, privacy and noise. The thrust of the policies is that the quality of life of current and occupiers should be protected and development which causes an unacceptable level of harm to amenity should be refused.

Daylight/sunlight

- 8.2 The proposal would not have any harmful impact with daylight and sunlight with the neighbouring amenities at no 26 Elizabeth Mews given a similar mansard roof extension would be constructed along the party wall that consist of no windows to the flank elevation.
- 8.3 Due to the size and siting the proposed mansard roof it would not result in any significant loss of daylight/sunlight into any habitable rooms within no.28 England's Lane to the rear as the mansard roof would be set in by approximately 5.3m from the first-floor windows of the property. Moreover, the 25-degree line drawn from the centre of the windows shows that the proposal would have no detrimental impact on light or outlook.

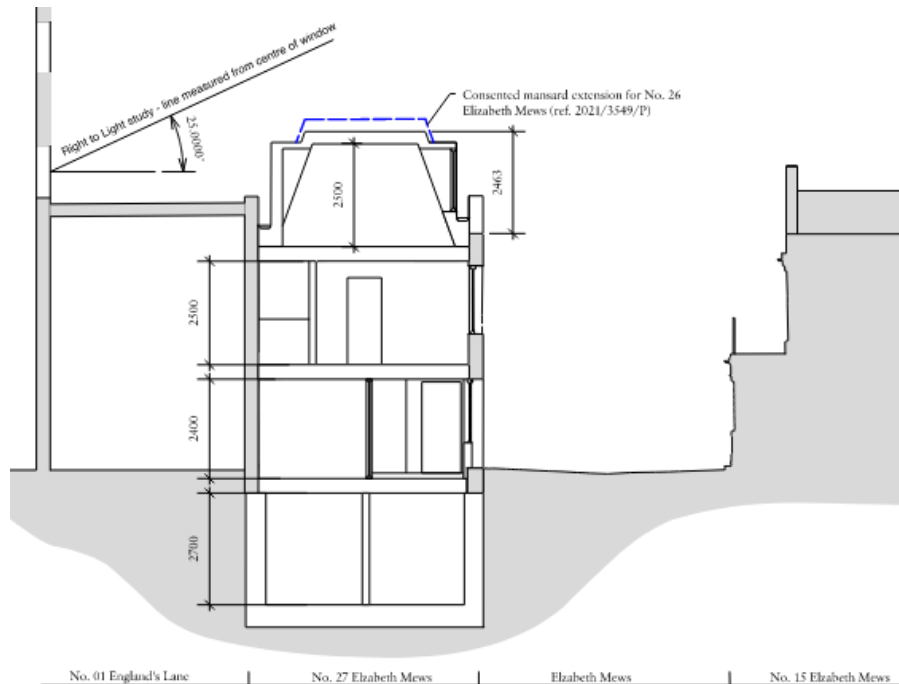


Image 1. Showing the 25 degree line drawn in context with the neighbouring properties

- 8.4 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 27 England's Lane 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.
- 8.5 Given no.15 Elizabeth Mews is located on the north side of Elizabeth Mews it is not considered that the proposed mansard roof extension, due to its location and suitable height, would have any material impact with regards to overshadowing to the garden of no.15 Elizabeth Mews.

Privacy

- 8.6 The proposed terrace to the front elevation is unlikely to have a detrimental impact to the privacy of neighbouring no.15 Elizabeth Mews. Whilst it is acknowledged that there would be some mutual overlooking, it is considered minor given its relatively small size of the terrace and the separation between the two properties.
- 8.7 No windows are proposed in the rear of the mansard roof, as such there will be no overlooking of any properties to the rear. The addition of two front facing dormer windows would not result in any more overlooking than the existing condition, given the existing front facing first-floor level windows.
- 8.8 Given the site comprises of a 2-bed flat, the proposed roof terrace is not anticipated to create levels of noise or disturbance uncharacteristic for the immediate residential context, nor above a level that would be to the detriment of neighbouring amenity. Moreover, the size of the proposed terrace makes it

unlikely to accommodate large groups of people from gathering at any one time, therefore preventing excessive noise for neighbouring occupiers.

Overshadowing

- 8.9 The garden at the rear of No.28 is infilled with a ground floor extension with rooflights and is in commercial use. There are basement and ground floor windows of no.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.

Noise

- 8.10 Environmental noise measurements have been undertaken at the site to determine existing noise levels during daytime and night-time periods, and plant noise limits have been established in line with policy A4. A Noise Impact Assessment was submitted indicating that the noise emitted from the Air Source Heat Pump would be within the requirements of policy A4. The proposed rating level requirement is 10 dB below the existing background noise level and the proposal would be acceptable subject to condition. This would ensure that noise from the equipment does not exceed the required levels. The proposed unit would not have an adverse impact on the amenity of neighbouring occupiers in terms of noise.

Conclusion

- 8.11 Given the proposed extension is at roof level, it is not out of scale with other mansard roof extensions including that on the neighbouring property which has no windows on the flank elevation the proposed roof addition would not have any amenity impact that would adversely affect outlook or sunlight/daylight access to occupiers of adjoining properties.
- 8.12 The roof extension would not have an impact on the commercial property at 32 England's Lane, nor would the proposal have an impact with the habitable rooms at number 28 England's Lane in terms of daylight and sunlight given the set back of the proposal from the rear windows. It should be noted that no windows are proposed to the rear of the new mansard, and the proposal would therefore not impact upon the amenity of neighbouring residents in terms of overlooking.
- 8.13 There would be some mutual overlooking from the roof terrace, but given its size and the fact it is to serve a flat it is not considered to impact on amenity to a degree that would warrant refusal. There would be no discernible increase in noise from the site arising from the proposed ASHP. Overall, the proposal would result in acceptable amenity impact.

9. DESIGN AND HERITAGE

- 9.1 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policies D1 and D2 are relevant to the application: development should respect local context and character; preserve or enhance the historic environment and heritage assets; comprise details and materials that are of high quality and complement the local character; and respond to natural features.
- 9.2 Within the Heritage section of the Design Camden Planning Guidance (CPG) 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'.
- 9.3 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 group or terrace which remains largely, but not completely unimpaired; and;
 - The roof is prominent, particularly in long views.
- 9.4 CPG Home Improvements states certain terraces or groups of buildings are significant due to their unbroken roofline. However, it also states weight shall be given to existing and permitted extensions in the assessment of a new roof extension.
- 9.5 CPG Home Improvements states a successful roof extension would consider the overall roof form of the existing building, adjoining buildings and impact in key views (when relevant) and be proportionate to the roof slope being extended. This is the case in this instance.

Mansard roof extension

- 9.6 The proposed design of the mansard roof has been amended to a more sympathetic design in keeping with the wider area and would be similar in appearance to the mansard roof at no.14B Elizabeth Mews. The proposed mansard roof extension as revised would consist of two dormer windows to the front and a dormer extension to the flank (south elevation) from Primrose Gardens a condition would be attached requiring the materials of the proposed dormer roof extension to be submitted for approval.



Image 2. Showing the existing building in context with the neighbouring property at no 26 Elizabeth Mews

- 9.7 A dormer is proposed to the flank (south) elevation which would break up the perceived bulk to the flank elevation. The installation of the Crittall windows on the side elevation would match the design of the windows proposed on the first and ground floors which would offer a more uniform appearance to the flank elevation. The use of double-glazed steel and aluminium framed windows is considered acceptable and respectful of the historic character of the host building as well as the wider Conservation Area.



Image 3. Showing the proposed mansard extension with proposed façade/fenestration treatment in context with the neighbouring property at no 26 Elizabeth Mews.

- 9.8 The form of the mansard roof extension (as revised) would be of a modest scale reading as subservient to the host building and would provide some uniformity in terms of its scale with its neighbour at no 26 Elizabeth Mews at roof level along this side of the Elizabeth Mews.

External alterations

- 9.9 The existing building is painted render and the proposed façade treatment would reclad the front and side of the building in London Stock brick and the proposed façade treatment would be an enhancement to the wider conservation area.
- 9.10 The proposed Juliet balcony proposed at first floor level is acceptable in terms of material, location and design. Whilst the windows would be enlarged at first floor level the number of window openings would be reduced and the introduction of Crittall style windows would replicate the rhythm of arches similar to no.15 Elizabeth Mews, with the resulting fenestration positively responding to the street while maximising the easterly light to the basement, ground, and first floors. Alterations to the ground floor front fenestration would re-introduce garage-style windows and doors and brick banding detail.
- 9.11 A new inset terrace is proposed to the front elevation which would measure approximately 2.2m in width and 1.2m depth. The terrace would be set back from the raised front parapet and partially hidden behind the dormer windows; as a result, the terrace would not be easily perceptible from street level and would not result in a prominent feature to the front elevation. The proposed terrace would also not be readily perceptible in long views along Elizabeth Mews or from Primrose Gardens. Thus, the proposed terrace is considered acceptable in design and appearance.



Image 4 – Precedent image of terrace opposite the application site.

- 9.12 The proposed Air Source Heat Pump would not be visible from public views, as it would be set back from the flat roof of the host building by approximately 2.1m and would be set in from the rear roof edge by 0.83m, being hidden by the mansard roof form. It would therefore not be visible from the street and would not unduly impact the host building or wider Conservation Area.
- 9.13 Overall, the proposed mansard roof extension would read as subordinate to the host property. Moreover, 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 mansard roof at no 27 and the mansard roof extensions 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. The proposed roof extension It would not be prominent or harmful to any views and would preserve the character and appearance of the conservation area.

Conclusion

- 9.14 Overall, the external alterations at front and first floor level, and the erection of a mansard roof extension, the terrace to the front elevation and the ASHP to the rear second floor, are considered acceptable on design and heritage grounds and will not unduly impact the character of the host building nor that of the wider Conservation Area.
- 9.15 Special attention has been paid to the desirability of preserving the listed building and its setting or any features of special architectural or historic interest which it possesses, and to preserving or enhancing the character or appearance of the conservation area, under s.16, s.66 and s72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

10. QUALITY OF RESIDENTIAL ACCOMMODATION

- 10.1 Policy H6 (Housing choice and mix) states that the Council will seek to secure high quality accessible homes and will expect all self-contained homes to meet the Nationally Described Space Standards (2015). The proposed residential accommodation would also need to meet the standards in the Council's Housing CPG and the London Plan Housing SPG (2016).
- 10.2 With regard to housing mix, Policy H7 (Large and small homes) seeks to secure a range of unit sizes within developments, including large and small units, in order to address housing need in the Borough. The Dwelling Size Priorities Table states that 2-bedroom market units are a high priority and therefore the creation of 1 x 2 bed self-contained flat is considered acceptable.
- 10.3 The proposed new dwelling would provide a two-bedroom self-contained flat over two floors measuring approximately 86.7sqm, exceeding the nationally described minimum GIA requirement of 73sqm. Approximately 2.4sqm of

external outdoor amenity space is provided at roof level. The proposed residential unit would be dual aspect, facing north and east, and would provide sufficient daylight/sunlight, outlook, privacy and the internal layout of the new flats is considered acceptable.

11. TRANSPORT

- 11.1 In accordance with Policy T1, it is expected cycle parking at developments to be provided in accordance with the standards set out in the London Plan. For residential units with 2 or more bedrooms, the requirement is for 2 spaces. Whilst a vertical cycle rack is shown on the proposed second floor plan, this is considered impractical due to its location and the nature of the rack. Given the lack of available space at ground floor level, it is appropriate in this instance to seek an on street cycle parking contribution by s106 agreement. The contribution for 2 spaces in a 6 space bike hangar ($\text{£}4,320/6 \times 2 =$) $\text{£}1,440$.
- 11.2 In accordance with Policies T2, it is expected all developments to be car free. This would prevent the future occupiers of the newly created dwelling from adding to existing on-street parking pressure, traffic congestion and air pollution whilst encouraging the use of more sustainable modes of transport such as walking, cycling and public transport. The car-free provision would be secured by s106 agreement.
- 11.3 Given the constrained mews location of the subject site and the nature of the proposed works which include a basement and roof extension, a full Construction Management Plan would need to be secured by means of the s106 agreement together with an Implementation Support Contribution of $\text{£}4,194$ and Impact Bond of $\text{£}8,000$. On balance it is considered that a highways contribution will not be required for this development, any damage that occurs to the adjacent cobbles on Elizabeth Mews or the footway on Primrose Gardens. This would be covered by the scaffolding bond that is secured as part of the scaffolding licensing process.
- 11.4 As such the proposal would mitigate transport impact and comply with the relevant development plan policies.

12. BASEMENT

- 12.1 Policy A5 states that developers are required to demonstrate with methodologies appropriate to the site that schemes maintain the structural stability of the building and neighbouring properties; avoid adversely affecting drainage and runoff or causing other damage to the water environment; and avoid cumulative impact upon structural stability or water environment in the local area. Furthermore, the siting, location, scale and design of basements must have minimal impact on, and be subordinate to, the host building and property. In determining proposals for basement and other underground development, the Council requires an assessment of the scheme's impact on

drainage, flooding, groundwater conditions and structural stability in the form of a Basement Impact Assessment (BIA).

- 12.2 The proposed basement would comprise a single storey, located entirely under the existing footprint of the building. No lightwells or expansion beyond the building footprint is proposed.

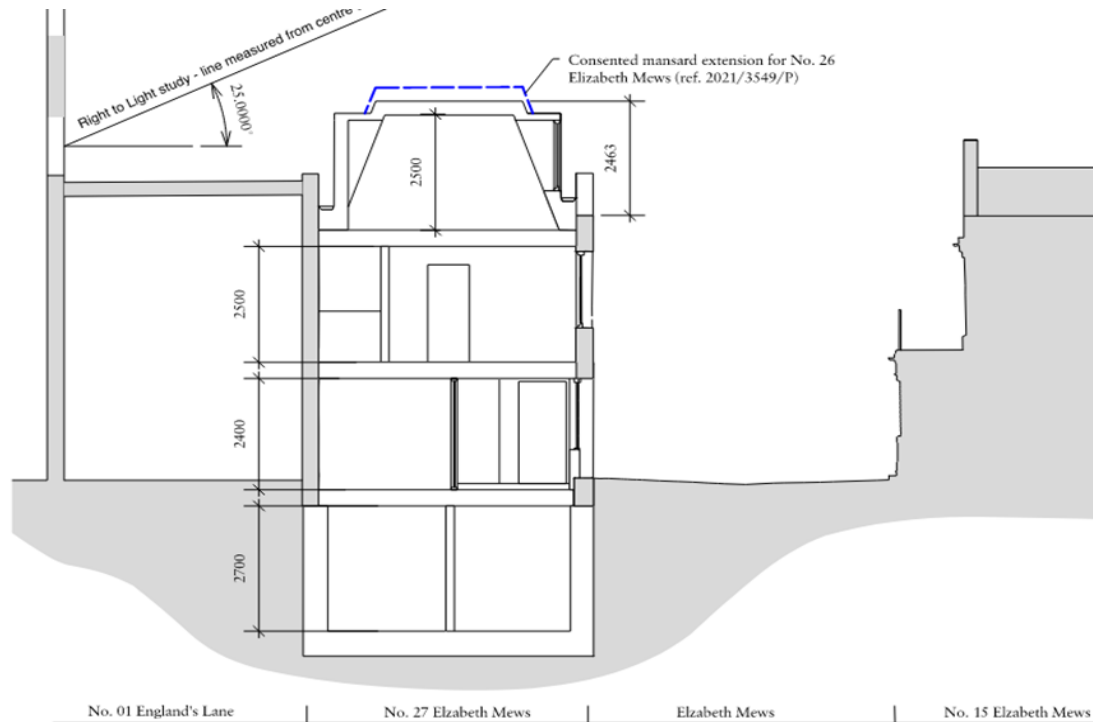


Image 5: Section showing the area being excavated

- 12.3 A number of documents were submitted by the applicant in support of the basement proposal, of most relevance is the Basement Impact Assessment (BIA), which has been reviewed by the Council's independent auditor Campbell Reith. Campbell Reith undertook an initial review and requested clarifications, auditing the applicant's submission detailing the potential impact on land stability and local ground and surface water conditions arising from basement development in accordance with Camden's policies and technical procedures. Their final revised report was published on the Council's website in December 2024 confirming the basement proposal is acceptable and compliant with CPG Basements.
- 12.4 Campbell Reith confirmed that the BIA was carried out by individuals with suitable qualifications; the screening and scoping assessments were undertaken in accordance with the Council's CPG Basements; that impacts on adjacent properties would be limited and mitigated as part of design development; impact on groundwater flow would be very low and the development is not anticipated to impact the hydrological environment.

- 12.5 Overall, the basement is in proportion to the host building and sits wholly below the footprint of the existing building. Subject to the attached conditions requiring a qualified engineer to oversee the development and securing compliance with the BIA and audit, as well as S106 agreement securing a CMP, the proposed basement would not cause harm to neighbouring properties, structural, ground, or water conditions of the area, the character and amenity of the area or the architectural character of the host building.
- 12.6 Campbell Reith's audit accepted the site is at very low risk of flooding. Flood risk mitigation measures are proposed with the impacts from surcharged sewers. They determined the proposed development will not increase the risk of flooding in the surrounding environment.
- 12.7 In line with policy A5, it is accepted that the ground investigation findings suggest that groundwater will not be encountered during the basement foundation excavation and the BIA states any perched water encountered can be controlled using sump pumps. Whilst a movement monitoring strategy during excavation and construction is recommended. It can be confirmed that the BIA complies with the requirements of CPG Basements.

13. BIODIVERSITY AND SUSTAINABILITY

- 13.1 Policy CC1 requires all developments to make the fullest contribution to the mitigation of and adaptation to climate change, to minimise carbon dioxide emissions and contribute to water conservation and sustainable urban drainage. Policies CC2 and CC3 are also relevant with regards to sustainability and climate change.
- 13.2 The building would maximize light but avoid overheating with the existing north facing windows for solar gain the proposal would and would be required to limit water consumption of 105 litres per person per day. A condition will require compliance.
- 13.3 Given the nature of the works including increasing the thermal performance of the building, the erection of a mansard roof, and a new basement extension it is not considered that the proposal would have an impact on microclimate. The proposal includes an air source heat pump (ASHP) and has thus been designed to improve the energy and sustainability of the existing building so that it reduces carbon emissions through the incorporation of low carbon energy. A condition has been attached to ensure that the proposed ASHP is not used for cooling.
- 13.4 Given the nature of the site, which is limited to the extent of the existing building, there would be no loss of any existing habitat associated with the proposal. The proposal thus falls within the de minimis exemption to the mandatory BNG condition (to deliver at least a 10% increase in biodiversity value). The

development will not impact on any onsite priority habitat or any other onsite habitat and as such is exempt.

14. WASTE

- 14.1 Policy CC5 and CPG (Design) are relevant with regards to waste and recycling storage and seek to ensure that appropriate storage for waste and recyclables is provided in all developments.
- 14.2 Waste and recycling storage is provided in the cupboards and utility area and on collection days specific refuse/recycling bags which will be placed on the street at the relevant time. This would be in accordance with Council's current arrangement for waste and recycling collection for flats above shops.

15. CONCLUSION

- 15.1 The proposed development is a well-considered scheme which would be in accordance with local and national policies. The proposal is for modest and proportionate mansard roof extension. The proposed roof extension is an unobtrusive, lightweight and simple structure, commensurate with the size of the existing neighbouring roof additions.
- 15.2 With regard to land use, the proposals involve the reprovision of the office function of the building with a flexible floorplate to cater for future changes in demand which is appropriately designed. Whilst there is a small loss of employment space, the loss is not considered significant and the proposed re-provided employment floorspace is considered to be good quality and the scheme will allow for 1 additional home in the borough which is strongly supported.
- 15.3 The proposed basement works would have no external manifestation and would preserve the wider conservation area. The proposed façade and fenestration treatments would enhance the host building and would be appropriate to the surrounding context and preserve the character and appearance of the conservation area. Overall, the proposed development is in general accordance with policies of the development plan and the National Planning Policy Framework (2024).

16. PLANNING OBLIGATIONS

- 16.1 The following contributions are required to mitigate the impact of the development upon the local area.
- 16.2 Any permission will be the subject of a Section 106 legal agreement securing the following:
- New dwelling to be secured as car-free

- Construction Management Plan and implementation support contribution £4,194 and Impact bound of £8000
- Provision of 2 cycle spaces £1,440

17. RECOMMENDATIONS

17.1 Grant conditional Planning Permission subject to a s106 agreement.

18. CONDITIONS

1 Time limit

The development hereby permitted must be begun not later than 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 Approved drawings

The development hereby permitted shall be carried out in accordance with the following approved plans and documents:

PR-100; PR-101; PR-102; PR-103; PR-104; PR-105 REVA; PR-107 REVA; PR-108 REVA; PR-100 REVA; PR-110; PR-111; PR-112; PR-113; Covering letter from Martin Robeson Planning Practice 3177/ES/LT20240716; Design and Access Statement by Charlton Brown Architecture and Interiors dated September 2022; Basement Impact Assessment commissioned by Geotechnical Consultancy dated July 2024; Planning and Heritage Statement by Martin Robeson Planning Practice dated July 2024.; Covering letter from Martin Robeson Planning Practice 3177/ES/LT20240716; Design and Access Statement by Charlton Brown Architecture and Interiors dated September 2022; Basement Impact Assessment commissioned by Geotechnical Consultancy dated July 2024; Planning and Heritage Statement by Martin Robeson Planning Practice dated July 2024.

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

3 Air Source Heat Pump (ASHP)

Prior to first use of the air source heat pump hereby approved, the active cooling function shall be disabled on the factory setting and the air source heat pump shall be used for the purposes of heating only.

Reason: To ensure the proposal is energy efficient and sustainable in accordance with Policy CC2 of the London Borough of Camden Local Plan 2017.

4 Materials to be submitted and approved

Before the relevant part of the work is begun, detailed drawings, or samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

a) Details including sections at 1:10 of all windows (including jambs, head and cill) and external door;

b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority) and samples of those materials (to be provided on site).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

5 Basement Engineer

The development hereby approved shall not commence until such time as a suitably qualified chartered engineer with membership of the appropriate professional body has been appointed to inspect, check for compliance with the design (as approved by the local planning authority and building control body) and monitor the critical elements of both permanent and temporary basement construction works throughout their duration. Details of the appointment and the appointee's responsibilities shall be submitted to and approved in writing by the local planning authority prior to the commencement of development. Any subsequent change or reappointment shall be confirmed forthwith for the duration of the construction works.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

6 Basement methodology

The development shall not be carried out other than in strict accordance with the methodologies, recommendations and requirements of the Basement Audit by Campbell Reith dated December 2024, hereby approved, and the confirmation at the detailed design stage that the damage impact assessment would be limited to Burland Category 1.

Reason: To ensure proper consideration of the structural stability of neighbouring buildings and to safeguard the appearance and character of the immediate area in accordance with the requirements of policies D1, D2 and A5 of the London Borough of Camden Local Plan 2017.

7 Water consumption

The development hereby approved shall achieve a maximum internal water use of 110litres/person/day. The dwelling shall not be occupied until the Building Regulation optional requirement has been complied with.

Reason: To ensure the development contributes to minimising the need for further water infrastructure in an area of water stress in accordance with Policies CC1, CC2, CC3 of the London Borough of Camden Local Plan 2017.

8 Noise

The external noise level emitted from the ASHP installation at the development hereby approved shall be lower than the typical background noise level by at least 10dBA, by 15dBA where the source is tonal, as assessed according to BS4142:2014 +A1:2019 "Methods for rating and assessing industrial and commercial sound." at the nearest and/or most affected noise sensitive premises, with the unit operating at maximum capacity.

Reason: To ensure that the amenity of occupiers of the development site/ surrounding premises is not adversely affected by noise from mechanical installations/ equipment in accordance with the requirements of policies A1 and A4 of the London Borough of Camden Local Plan 2017.

9 Vibration

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.

19. INFORMATIVES

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)

	<p>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.</p>
4.	<p>Your attention is drawn to the fact that there is a separate legal agreement with the Council which relates to the development for which this permission is granted. Information/drawings relating to the discharge of matters covered by the Heads of Terms of the legal agreement should be marked for the attention of the Planning Obligations Officer, Sites Team, Camden Town Hall, Argyle Street, WC1H 8EQ.</p>
5	<p>The effect of paragraph 13 of Schedule 7A to the Town and Country Planning Act 1990 ("1990 Act") is that planning permission granted in England is subject to the condition ("the biodiversity gain condition") that development may not begin unless:</p> <ul style="list-style-type: none"> (a) a Biodiversity Gain Plan has been submitted to the planning authority, and (b) the planning authority has approved the plan. <p>The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.</p> <p>There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below, but you should check the legislation yourself and ensure you meet the statutory requirements.</p> <p>Based on the information available this permission will not require the approval of a Biodiversity Gain Plan before development is begun due to the proposal being below the de minimis threshold.</p> <p>++ Summary of transitional arrangements and exemptions for biodiversity gain condition</p> <p>The following are provided for information and may not apply to this permission:</p> <ul style="list-style-type: none"> 1. The planning application was made before 12 February 2024. 2. The planning permission is retrospective. 3. The planning permission was granted under section 73 of the Town and Country Planning Act 1990 and the original (parent) planning permission was made or granted before 12 February 2024. 4. The permission is exempt because of one or more of the reasons below: <ul style="list-style-type: none"> - It is not "major development" and the application was made or granted before 2 April 2024, or planning permission is granted under section 73 and the original (parent) permission was made or granted before 2 April 2024. - It is below the de minimis threshold (because it does not impact an onsite priority habitat AND impacts less than 25 square metres of onsite habitat with biodiversity value greater than zero and less than 5 metres in length of onsite linear habitat). - The application is a Householder Application.

	<ul style="list-style-type: none"> - It is for development of a "Biodiversity Gain Site". - It is Self and Custom Build Development (for no more than 9 dwellings on a site no larger than 0.5 hectares and consists exclusively of dwellings which are Self-Build or Custom Housebuilding). - It forms part of, or is ancillary to, the high-speed railway transport network (High Speed 2). <p>biodiversity credits.</p> <p>++ The effect of section 73(2D) of the Town and Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect the post-development value of the onsite habitat, or any arrangements made to compensate irreplaceable habitat, as specified in the earlier BGP.</p> <p>++ Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.</p>
6.	<p>+ Irreplaceable habitat: If the onsite habitat includes Irreplaceable Habitat (within the meaning of the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024) there are additional requirements. In addition to information about minimising adverse impacts on the habitat, the BGP must include information on compensation for any impact on the biodiversity of the irreplaceable habitat. The LPA can only approve a BGP if satisfied that the impact on the irreplaceable habitat is minimised and appropriate arrangements have been made for compensating for any impact which do not include the use of biodiversity credits.</p> <p>++ The effect of section 73(2D) of the Town and Country Planning Act 1990 If planning permission is granted under section 73, and a BGP was approved in relation to the previous planning permission ("the earlier BGP"), the earlier BGP may be regarded as approved for the purpose of discharging the biodiversity gain condition on this permission. It will be regarded as approved if the conditions attached (and so the permission granted) do not affect both the post-development value of the onsite habitat and any arrangements made to compensate irreplaceable habitat as specified in the earlier BGP.</p> <p>++ Phased development In the case of phased development, the BGP will be required to be submitted to and approved by the LPA before development can begin (the overall plan), and before each phase of development can begin (phase plans). The modifications in respect of the biodiversity gain condition in phased development are set out in Part 2 of the Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024.</p>

7.	<p data-bbox="320 208 459 241">Party Wall</p> <p data-bbox="320 275 1390 376">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.</p>
----	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

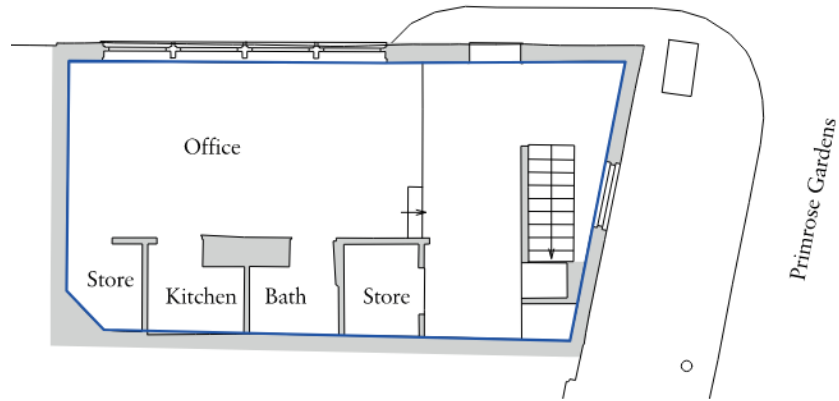




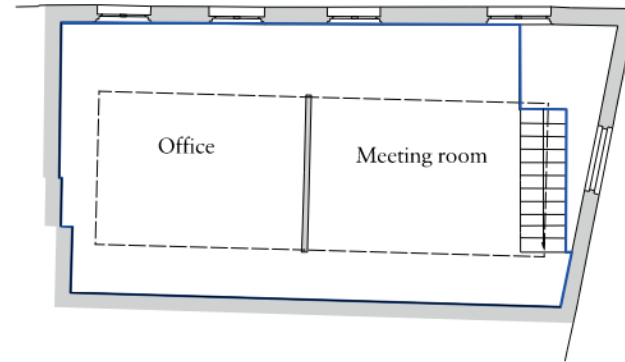




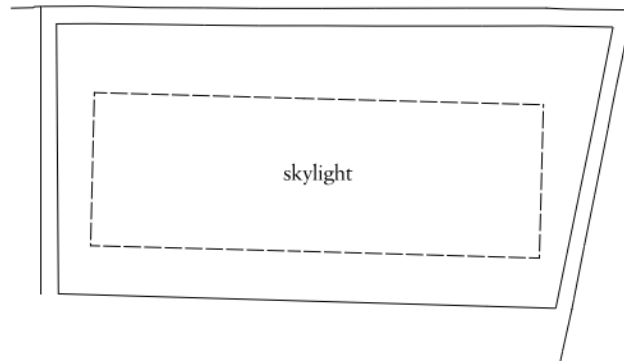
Elizabeth Mews



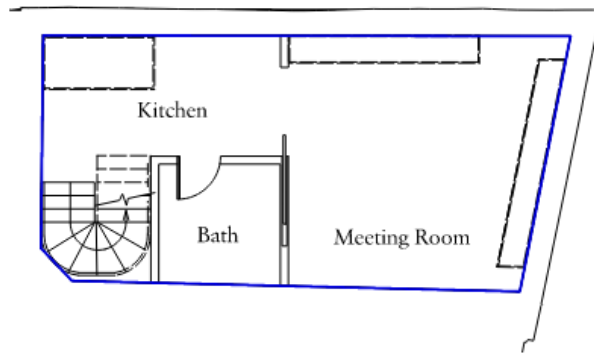
Existing Ground Floor Plan
49.7 sqm.



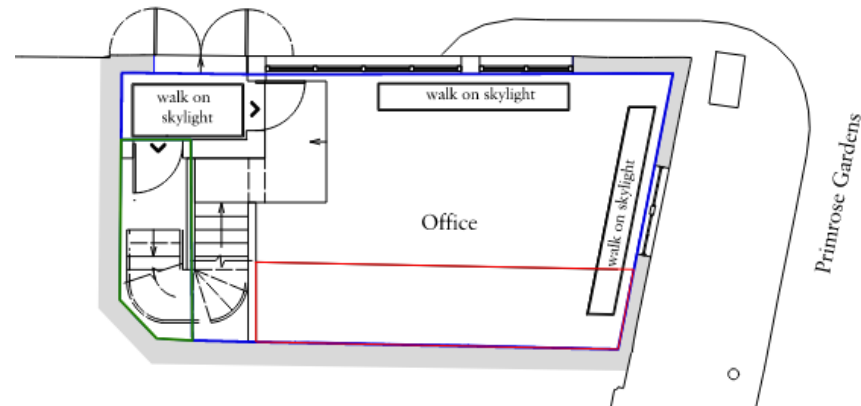
Existing First Floor Plan
46.6 sqm.



Existing Roof Plan

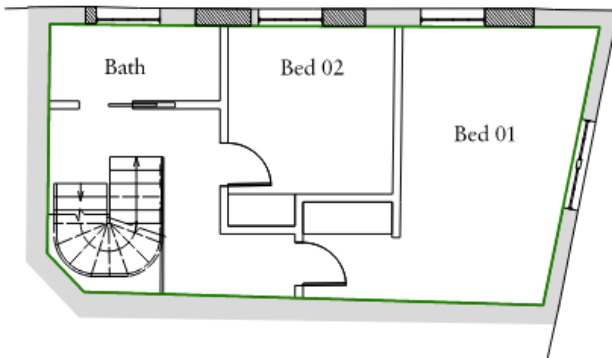


Proposed Office Basement Plan
44.4 sqm.

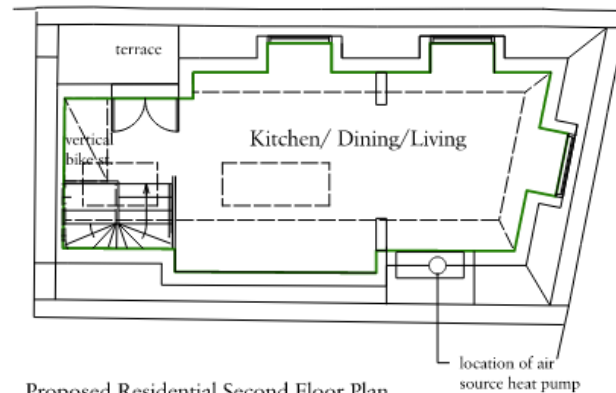


Proposed Office Ground Floor Plan
45.1 sqm.

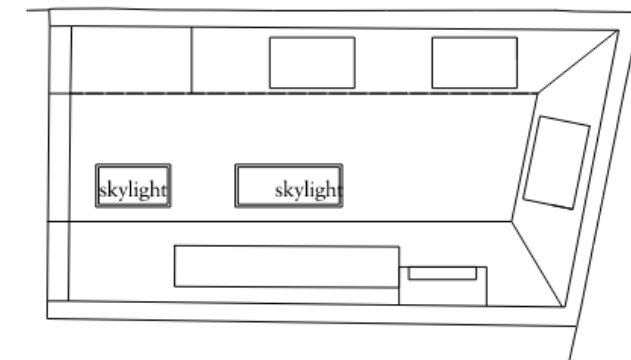
Proposed Residential Ground Floor Plan
4.8 sqm.



Proposed Residential First Floor Plan
50.1 sqm.



Proposed Residential Second Floor Plan
31.8 sqm.



Proposed Roof Plan

0 1 2 3 4 5 M



— Total Proposed Office GIA 89.5 sqm.

— Total Proposed Residential GIA 86.7 sqm.









