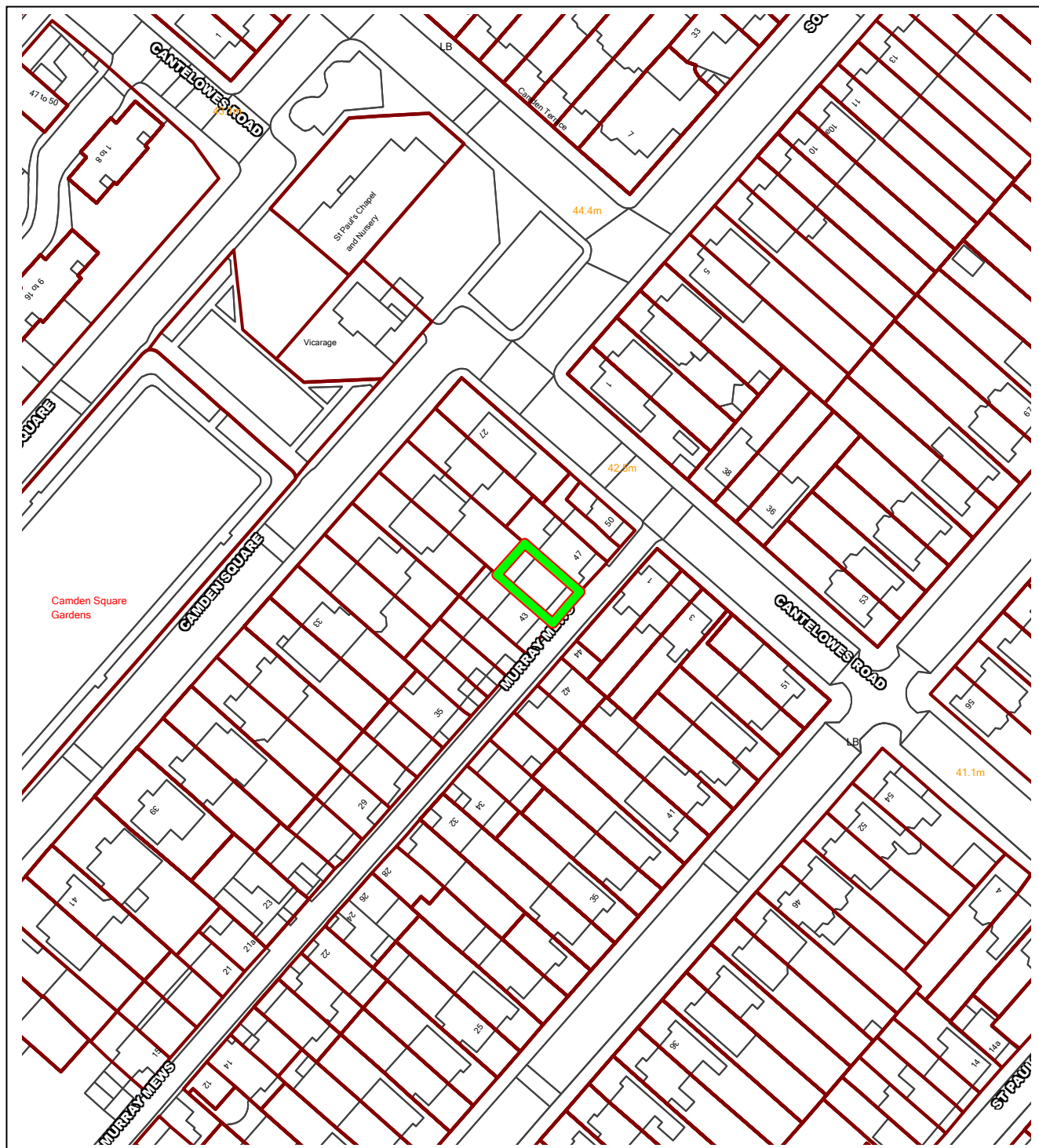


# 2025/0107/P – 45 Murray Mews



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Image 1: Aerial view of the site in context looking towards the front (Source: Google)



Image 2: Aerial view of the site in context looking towards the rear (Source: Google)





Image 3: View looking north towards the property from the mews (Source: officer photo taken 22 January 2025)



Image 4: Close view looking north towards the property from the mews (Source: officer photo taken 22 January 2025)





Image 5: View from first-floor front terrace looking toward No47 (Source: officer photo taken 7 March 2025)



Image 6: View from first floor rear terrace looking toward No47 (Source: officer photo taken 7 March 2025)





Image 7: View from first floor rear terrace looking toward No43 and No41 (Source: officer photo taken 7 March 2025)

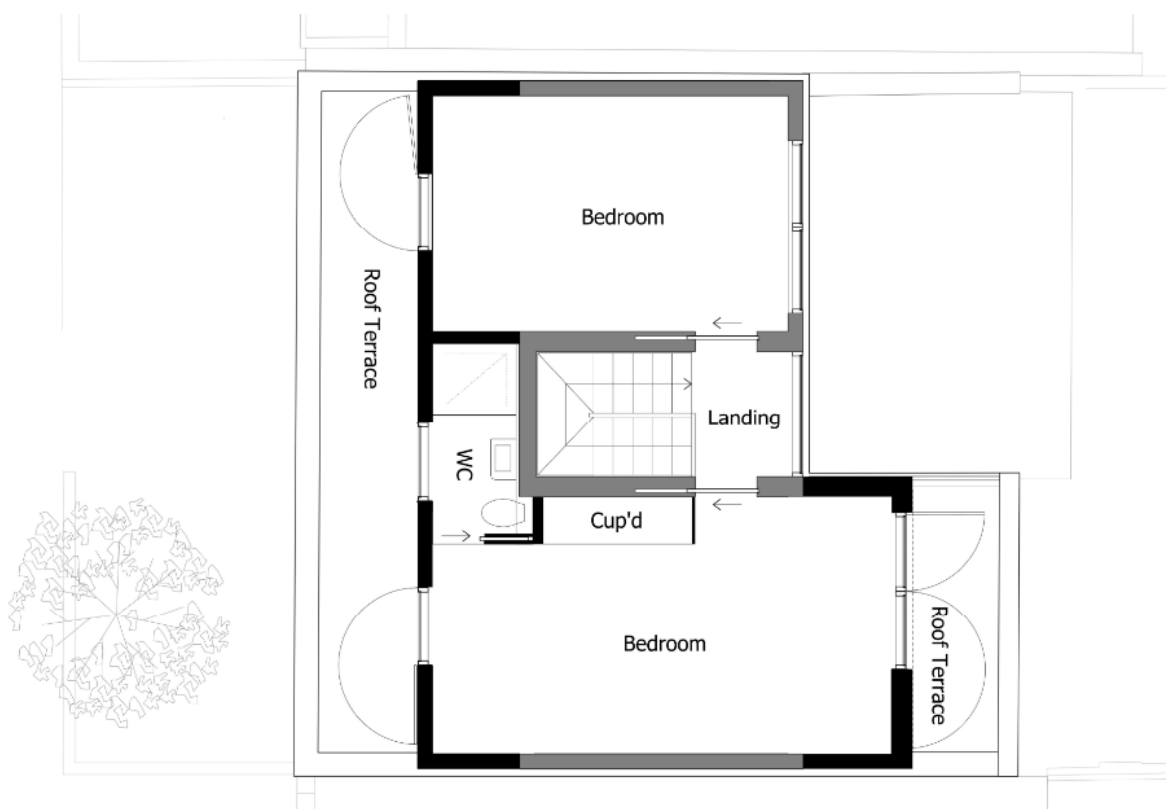


Image 8: Proposed second-floor floorplan. Extensions shown in black and existing walls in grey, front of the property to the left, rear to the right. (Source: application drawings)



<b>Delegated Report (Members Briefing)</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>	<b>12/03/2025</b>
		N/A		<b>Consultation Expiry Date:</b>	N/A
<b>Officer</b>			<b>Application Number(s)</b>		
Miriam Baptist			2025/0107/P 25-00114-HAPP		
<b>Application Address</b>			<b>Drawing Numbers</b>		
45 Murray Mews London NW1 9RH			See Decision Notice		
<b>PO 3/4</b>	<b>Area Team Signature</b>	<b>C&amp;UD</b>	<b>Authorised Officer Signature</b>		
<b>Proposal(s)</b>					
Proposed second-floor extension to front and rear.					
<b>Recommendation(s):</b>		Grant conditional planning permission			
<b>Application Type:</b>		Householder Application			



Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:			No. of responses	06	No. of objections	06



**Summary of consultation responses:**

Site notices were put up on Murray Mews and outside No29 Camden Square on 22/01/2025 (expiring on the 15/02/2025), and a press notice was published on 23/01/2025 (expiring on the 16/02/2025).

Six objections were received on the following grounds:

Scale/ Mews Scale

Over the past 20 years changes in scale have occurred to properties in Murray Mews (MM). Further floors at Nos 40 and 45 do to some degree dwarf adjacent houses. The proposal does not respect the general nature, rhythm/pattern of the MM extensions. The Appraisal and Management Strategy describes MM as having “two or two-and-a-half storeys which take an imaginative approach to development in the spirit of a mews’ scale, form”. As such, houses preserve the scale of the mews by using; either mansards, half-width extensions or full-width boxes that are either set much further back or are on much narrower properties. The proposals to now enlarge the top floor of No45 will have an impact on the neighbouring properties - overbearing scale to the locality.

*Officer response: Please see section 2.1 of the report below.*

Size of extension/ subservience

This extension breaks precedent, adding over 50% to the existing second floor, directly visible from the mews. No47 had to be substantially scaled back, the planning officer commented that extensions should be “subservient to the host building but also to the scale of the neighbouring streets”. This extension should be set back further- a half-width extension, that mirrors the one at No47, would achieve 2 bedrooms and en-suite, to GLA standards. No47’s half-width extension was set back on the side next to No45, to reduce it’s visibility from the mews and to align it’s facade with the No45 extension. This application is disrupting that alignment.

*Officer response: Please see section 2.1 of the report below.*

Impact on No47’s terrace

The extension would jut out substantially in front of the recently approved extension at No47 cutting the light and views, and ruining its carefully considered design. This proposed extension would ruin the terrace’s aesthetic, by cutting out in front of, and breaking the symmetry of our privacy screens.

*Officer response: Please see section 2.2 of the report below.*

Application documentation inadequacy

The application fails to include the outlines of the neighbouring extensions on the plans, making it easy to miss its impact. There are no 3D drawings (but there are incorrectly rendered shadows on the front elevation), making it impossible to judge the impact of this design on the mews more generally.

*Officer response: The drawings provided are considered adequate and the officer has visited the site to assess the impact on the surrounding buildings and context.*

	<p><u>Other</u></p> <p>The building is not suited for a person with disabilities. The trees need to be cut.</p> <p><i>Officer response: This application is for the extension of an existing building, and it is not considered feasible or appropriate in this instance to require a lift to an existing single dwelling. This application does not involve any works to trees and does not cause impact to nearby trees, any necessary tree works are a separate issue.</i></p>
<p><b>Camden Square CAAC comments:</b></p>	<p>The CAAC have objected on the following grounds:</p> <p><u>The drawings are technically inadequate:</u> No photos or photomontages from street level are included, the few photos all look outward from the roof terraces rather than showing critical views towards the house.</p> <p><u>The bulk, scale and proportion of the proposed development are inappropriate:</u> The existing roof extension approved in 2011 already places a rather abrupt and dominant box on top of the original two-storey house. The proposed forward and rear extensions would exacerbate this.</p> <p><u>The front and rear extensions to the current rooftop box would make the additional storey unacceptably prominent and obtrusive:</u> The 2010 application (2010/0893/P) includes a photomontage (albeit from the flattering downhill view rather than the exposed uphill one) and gives a reasonably clear impression of the original rooftop box proposal, had the CAAC been asked to comment on 2010 scheme, our response would have been negative, the current scheme is too dominant and should be rejected.</p> <p><i>Officer response: The drawings provided are considered adequate and the officer has visited the site to assess the impact on the surrounding buildings and context. For design and heritage issues please see section 2.1 of the report below.</i></p>



## Site Description

A three-storey mews property situated on the north-west side of Murray Mews, south of the junction with Cantelowes Road. Properties within Murray Mews vary in height between two and three-storeys, with a variety of roof forms. Some properties are setback while others directly abut the pavement.

The building is located in the Camden Square Conservation Area.

## Relevant History

### Host building:

**2010/0893/P** - *Erection of a single-storey ground floor rear extension, roof extension at second floor level, associated roof terraces at front and rear, balcony at rear and alterations to include increase height to the front boundary wall and installation of new windows to front and rear elevations of single family dwelling house (Class C3).* – **Granted 27/04/2010**

**2011/5712/P** - *Amendment comprise (erection of single storey extension at ground level rear to match depth of the existing first floor terrace as replacement of single storey projecting extension at rear on the east side; installation of stained timber cladding to the 2nd floor roof extension as replacement for zinc cladding; alterations to windows at front and rear elevations, first and second floor levels) to planning permission granted on 27/04/2010 (Ref: 2010/0893/P) for the erection of a single-storey ground floor rear extension, roof extension at second floor level, associated roof terraces at front and rear, balcony at rear and alterations to include to increase height of the front boundary wall and installation of new windows to front and rear elevations of dwelling house (Class C3).* – **Granted 21/12/2011**

### Nearby properties:

#### 35 Murray Mews

**8601106** - *The construction of an additional storey on top of the existing flat roof to create an additional habitable room together with a roof terrace and a 3-storey side-extension as shown on drawing nos.462.3B and 4B and as revised on 4th August and 12th September 1986.* – **Granted 23/10/1986**

#### 40 Murray Mews

**PEX0101045** - *The addition of a second floor extension including roof terraces to the front and rear, and the retention of a garage door with a glass block panel on the front elevation in connection with the conversion of the internal garage to a kitchen. As shown on drawing nos. MM/01, 02B, 03B, 04A, 05B and 4 x photograph sheets (A4size)* – **Granted 21/10/2002**

#### 41 Murray Mews

**2021/4004/P** - *Rebuilding and enlargement of second floor extension and enlargement of a rear first floor window.* – **Granted 11/03/2022**

#### 47 Murray Mews

**2022/2202/P** - *Erection of 2nd floor roof extension with front roof terrace and solar panels and installation of an air source heat pump with enclosure in rear garden to the dwelling house.* – **Granted 01/02/2023**

## Relevant policies

### National Planning Policy Framework (2024)

### The London Plan (2021)

### Camden Local Plan (2017)

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

### Camden Planning Guidance (2021)

- CPG Amenity
- CPG Design
- CPG Home Improvements

### Camden Square Conservation Area Statement (2011)

## Assessment

### 1.0 Proposal

1.1 The application seeks permission to extend the property at second floor level at the front and rear. There are front and rear terraces to the existing roof extension granted in 2010, and this application seeks to extend the existing roof extension by reducing the terraces.

1.2 Key planning issues are as follows:

- Design & Heritage
- Neighbouring Amenity

### 2.0 Assessment

#### 2.1 Design & Heritage

2.1.1 Local Plan policy D1 seeks to achieve high quality design in all developments. Policy D1 requires development to be of the highest architectural and urban design quality, which improves the function, appearance and character of the area. Policy D2 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets and their settings, including conservation areas and listed buildings.

2.1.2 The application site is part of the Camden Square Conservation Area (CA) and is visible from the public realm of the mews of which it is a part and in private views from surrounding properties. The existing second floor extension is already visible from the mews, as are many second-floor level additions along the mews.

2.1.3 The Conservation Area Appraisal and Management Strategy states: *'Views up and down both Camden and Murray Mews include a rich variety of inventive houses and converted workshops. The scale is low and intimate, punctuated by intermittent trees in the mews, or by trees viewed obliquely over the houses.'*

2.1.4 While the mews scale is characterised as being low and intimate, it is noted that set back second-floor level additions are now established along the mews, and this addition will still be set back approximately 1.6m from the roof edge. Although it is a wider property than those at Nos 41, 39, 37 and 35, and therefore has more of a presence, the second-floor element would still be set back much more substantially than the nearby mansard extensions and roof extension of No41. With the proposed extensions to No45, the mews dwellings would continue to read as subservient to the



grander villas on Camden Square to the rear. The proposal is considered to preserve this historic relationship.

2.1.5 To the front the proposed full-width roof extension would project a further 1.3m, abutting the existing obscure glazed screening of No47. It would still be set back from the roof edge by 1.6m and it is noted that a number of mews properties nearby to the south have second storeys much closer to the roof edge and visible from the surrounding public realm.

2.1.6 To the rear, the extension would project a further 1.4m against the existing protruding extension of No 47. It is noted that to the rear the extension would be contained to the width of the existing rear terrace and therefore would be substantially set away from the sloped glazed rear elevation of No 43 and therefore is not considered to compromise its architecture or add to any cumulative enclosure in context of the roof extension at No41.

2.1.7 The new extensions would be in the same design as the existing second storey element of the host building, clad in timber and painted black with full height glazing. This is considered appropriate in light of the architectural style of the host building.

2.1.8 Overall, the proposal is not considered harmful to the character or appearance of the host building, the mews of which it is part or the Camden Square Conservation Area, in accordance with the requirements of policies D1 and D2 of the London Borough of Camden Local Plan 2017.

2.1.9 Considerable importance and weight has been attached to the harm and special attention has been paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

## 2.2 Neighbouring Amenity

2.2.1 Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting planning permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, and implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.

2.2.2 The proposed roof extensions to the front and rear are not considered likely to cause material harm to neighbouring amenity. The front extension is not considered to cause any material harm to the front rooflights of No43 which are positioned further forward and are angled outwards towards the mews. To the north end of the building the extension will project beyond the second-floor building line of No47 against the existing obscure glazed privacy screens along the boundary. It is noted that the boundary wall and obscure screens (see Image 5 of the accompanying images) already provide a level of enclosure to No 47 along this boundary and therefore the full impact of the extension is mitigated. The extension would be 30-40cm higher than the obscure glazing present, and would project out by 1.3m, approximately half the depth of the neighbour's terrace. Although some afternoon sun will be lost, given the modest depth of the proposed extension, this is not considered to be materially harmful.

2.2.3 The proposal is not considered to result in any additional overlooking to the two adjoining properties and does not introduce any windows on flank walls looking towards No43 and No47. The extended second-floor will have full height windows, as already exists, to the front and rear of the property. Although these windows will be on different planes, they are considered to maintain existing views towards surrounding properties to the front and rear, and not materially different.

2.2.4 Overall, there would be no material negative impact on neighbouring amenity from the proposed works in terms of loss of daylight, sunlight, privacy or outlook. The scheme is thus considered to be in accordance with Local Plan Policy A1.

## **3.0 Recommendation**

### 3.1 Grant conditional planning permission.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 14<sup>th</sup> April 2025, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.***



Application ref: 2025/0107/P  
Contact: Miriam Baptist  
Tel: 020 7974 8147  
Email: [Miriam.Baptist@camden.gov.uk](mailto:Miriam.Baptist@camden.gov.uk)  
Date: 8 April 2025

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

Phone: 020 7974 4444

[planning@camden.gov.uk](mailto:planning@camden.gov.uk)  
[www.camden.gov.uk](http://www.camden.gov.uk)

Ms Mika Ross Southall and Mr Christopher Donovan  
45 Murray Mews  
London  
NW1 9RH

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**45 Murray Mews**  
**London**  
**NW1 9RH**

# DECISION

Proposal:  
Proposed second-floor extension to front and rear.

Drawing Nos: 45MM Location Plan, Existing Plan - Level 00, Existing Plan - Level 01, Existing Plan - Level 02, South-East Elevation - Existing, Rear (North-West) Elevation - Existing, South-East Elevation - Existing Illustrative View, Section AA Existing, Section BB Existing, Proposed Plan - Level 00, Proposed Plan - Level 01, Proposed Plan - Level 02, South-East Elevation - Proposed, Rear (North-West) Elevation Proposed, South-East Elevation - Proposed Illustrative View, Section AA Proposed, Section BB Proposed, Design Access and Heritage Statement 45 Murray Mews NW1 9RH dated 1 January 2025.

The Council has considered your application and decided to grant permission subject to the following condition(s):

Condition(s) and Reason(s):

- 1 The development hereby permitted must be begun not later than the end of three years from the date of this permission.

Reason: In order to comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans: 45MM Location Plan, Existing Plan - Level 00, Existing Plan - Level 01, Existing Plan - Level 02, South-East Elevation - Existing, Rear (North-West) Elevation - Existing, South-East Elevation - Existing Illustrative View, Section AA Existing, Section BB Existing, Proposed Plan - Level 00, Proposed Plan - Level 01, Proposed Plan - Level 02, South-East Elevation - Proposed, Rear (North-West) Elevation Proposed, South-East Elevation - Proposed Illustrative View, Section AA Proposed, Section BB Proposed, Design Access and Heritage Statement 45 Murray Mews NW1 9RH dated 1 January 2025.

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](http://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 the National Planning Policy Framework. The council publishes its adopted policies online, along with detailed Camden Planning Guidance. It also provides advice on the website for submitting applications and offers a pre-application advice service.

You can find advice about your rights of appeal at:

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

If you submit an appeal against this decision you are now eligible to use the new [submission form](#) (Before you start - Appeal a planning decision - GOV.UK).

Yours faithfully

Chief Planning Officer

**DECISION**