
Planning & Heritage Statement

9 Steele's Road, London, NW3 4SE

Prepared by Savills (UK) Ltd

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1. Introduction

- 1.1. This Planning Statement has been prepared by Savills (UK) Limited, on behalf of James and Sally Stephens ("The Applicants") and is submitted in support of a Householder Planning Application, at 9 Steele's Road, London, NW3 4SE, ("the site") and is for the consideration of the London Borough of Camden ("LBC" / the "Council").

Proposed Development

- 1.2. The proposals seek to refurbish the existing dwelling, along with a small increase to the internal area with the volume and footprint of the house remaining the same.
- 1.3. The proposed description of development is as follows:
- *"Refurbishment of existing dwellinghouse including; lowering of lower ground floor level; replacement of rear doors to ground floor terrace with traditional timber french doors; installation of new window at lower ground floor level on west side elevation; relocation of existing lower ground floor entrance; installation of rear dormer at third floor level with associated new mezzanine accommodation; replacement of existing lower ground floor rear extension; replacement of all timber sash windows with slimline double glazing to match; replacement conservation style rooflight in side roofslope; and other associated alterations"*

Structure of this Planning Statement

- **Section 2 – Site and Background:** briefly describes the site's character and appearance and planning background;
- **Section 3 – The Proposals and Pre-Application:** outlined the proposed works and
- **Section 4 – Planning Considerations:** sets out the case for the revised proposals; and
- **Section 5 – Summary:** draws our conclusions in respect of the revised scheme.

Supporting Information

- 1.4. This statement is supported by and should be read in conjunction with the following documents:

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- **Existing Location Plan and Site Plan (1959 E- 100)**, prepared by Greenway Architects;
- **Full set of Existing, Proposed and Demolition Drawings**, prepared by Greenway Architects; and
- **Design and Access Statement**, prepared by Ben Pentreath;

1.5. In addition to the above, a completed **Application Form / Ownership Certificate**, Community **Infrastructure Levy (CIL) Additional Questions Form**, prepared by Savills Planning) has also been supplied. The **Application Fee** has also been provided under separate cover.

2. Site and Background

Site and Surroundings

- 2.1. The site comprises of a 3 storey (plus lower ground floor), semi-detached early Victorian family dwelling house. Images of the existing front and rear elevation are shown in **Figure 1** below.

Figure 1 – Images of Existing Front and Rear Elevations



- 2.2. The site lies within the London Borough of Camden and the Haverstock Ward. The building is not statutory or locally listed, however the site does fall within the Eton Conservation Area. The site falls within Sub-Area 1 identified in the Eton Conservation Area Management Strategy. The north western half of the Eton Conservation Area is also designated as an Area of Archaeological Priority, however the site does not fall within this section.
- 2.3. Nos. 1-14 Steele's Road comprise of semi-detached Victorian villas. It is thought that Nos. 1-8 were constructed in 1866, with the remaining group constructed shortly thereafter. The villas all comprise of three storeys with a lower ground floor. The grounds floors are raised with substantial brick porticos and bay windows at ground floor and stucco detailing around the

first floor windows.

- 2.4. The site is audited within the Conservation Area Management Strategy as an unlisted building which makes a positive contribution to the special character of the Eton Conservation Area. Specifically the classical stone detailing and hipped slate roofs.
- 2.5. The following **Table 1** shows key planning history results of LBC's planning history register for 9 Steele's Road .

Table 1 – Planning History

Reference	Address	Description	Decision
9101400	9 Steele's Road	<i>The erection of new front steps and erection of a balcony at ground floor level at the rear with spiral access stairs to the garden level as shown on drawing numbers LEN/101 102 103 104B 105A 106A SK01 02 and 03 and as revised by letters dated 4th and 13th March 1992.</i>	Granted 22/07/1992
P9602866	9 Steele's Road	<i>Alterations to create a mezzanine floor between 2nd floor & roof including dormer to rear elevation and balcony with spiral staircase from rear 1st floor and new gates and piers to front elevations. (Plans submitted).</i>	Withdrawn Application-revision received 14-01-1997
P9602866R1	9 Steele's Road	<i>Alterations to create a mezzanine floor between 2nd floor & roof including dormer to rear elevation and balcony with spiral staircase from rear 1st floor and new gates and piers to front</i>	Withdrawn Application-revision received 07-03-1997

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		<i>elevations. (REVISED PLANS SUBMITTED)</i>	
P9602866R2	9 Steele's Road	<i>Alterations to create a mezzanine floor between 2nd floor & roof including dormer to rear elevation and balcony with spiral staircase from rear 1st floor and new gates and piers to front elevations. (REVISED PLANS SUBMITTED)</i>	Withdrawn Application 29-07-1997
PE9700811	9 Steele's Road	<i>Installation of dormer in rear roof slope, erection of new gates, piers on street frontage. (Plans submitted).</i>	Withdrawn Application-revision received 08-12-1997
PE9700811R2	9 Steele's Road	<i>The installation of dormer window in the rear slope of the roof, the erection of a balcony at the rear upper ground floor level with access staircase to the garden and the retention of a new front garden enclosure. As shown on drawing Nos 227/D/1, 4B, 14B, 15B, 16F and 17E.</i>	Refuse Planning Permission 17-04-1998
2005/3160/P	9 Steele's Road	<i>Erection of a single storey rear extension to a single family dwelling house</i> <i>Certificate of Lawfulness (Proposed)</i>	Granted 05-10-2005

3. The Proposals

3.1. This section will outline the proposed development and the design response to the LBC's Pre-Application advice.

3.2. This Householder Planning Application proposes the following description of development:

- *“Refurbishment of existing dwellinghouse including; lowering of lower ground floor level; replacement of rear doors to ground floor terrace with traditional timber french doors; installation of new window at lower ground floor level on west side elevation; relocation of existing lower ground floor entrance; installation of rear dormer at third floor level with associated new mezzanine accommodation; replacement of existing lower ground floor rear extension; replacement of all timber sash windows with slimline double glazing to match; replacement conservation style rooflight in side roofslope; and other associated alterations”*

3.3. As such, the application comprises the following works:

Front Elevation

- New opening to lower ground floor level;
- New opening formed to lower ground floor bay window on front elevation with glazing to match rest of the façade;
- Planter formed under lower ground bay window on front elevation;
- *Bay window roofs to be made good, existing covering removed and replaced with matching. Pointing and flashing replaced to match existing;*
- *New finishes and waterproofing to existing staircases; and*
- *Existing door replaced to match existing.*

Rear Elevation

- Replacement of existing lower ground floor rear extension;
- Replacement of the existing glass balustrade to the existing rear extension with Corten steel;

- Replacement of lower ground floor rear window with new glazed sliding windows system; and
- Replacement of rear doors to ground floor terrace with traditional timber french doors.

Side Elevation

- External double height store to be clad in matching corten steel;
- Insertion of glazed window at lower ground floor level; and
- External landscaping to lower ground floor.

Roof Level

- Installation of rear dormer at third floor level with associated new mezzanine accommodation;
- Timber painted casement windows within lead lined dormer;
- *All existing services to be removed from the roof*
- *Existing roof covering removed and new re-laid to match existing;*
- Replacement conservation style rooflight in side roofslope;

Other Alterations

- Lowering of lower ground floor level;
- Replacement of all existing traditional sash windows with like-for-like Slimlite double glazing;
- *All brickwork repaired and repointed to match existing where required throughout; and*
- *All external plasterwork repaired and redecorated throughout.*

3.4. **Note:** The works noted in *italics* above are maintenance works included within the refurbishment of the building which do not require planning permission. However, they are listed for completeness.

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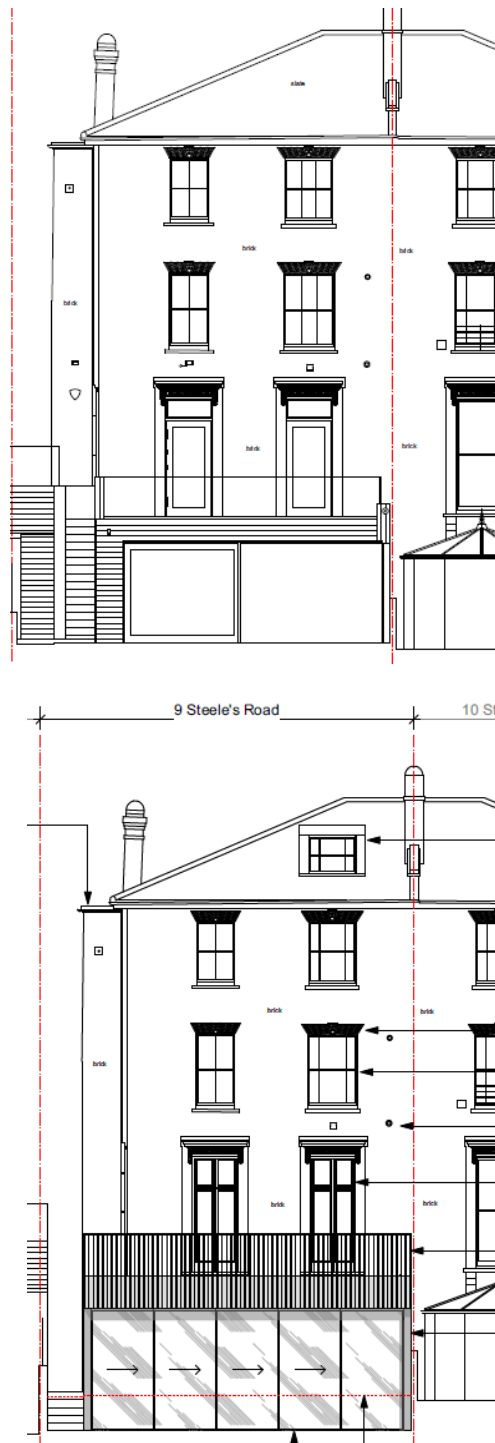
3.5. The following **Figures 2-5** shown the Existing vs Proposed Elevations and Sections.

Figure 2 – Existing vs Proposed Front Elevation



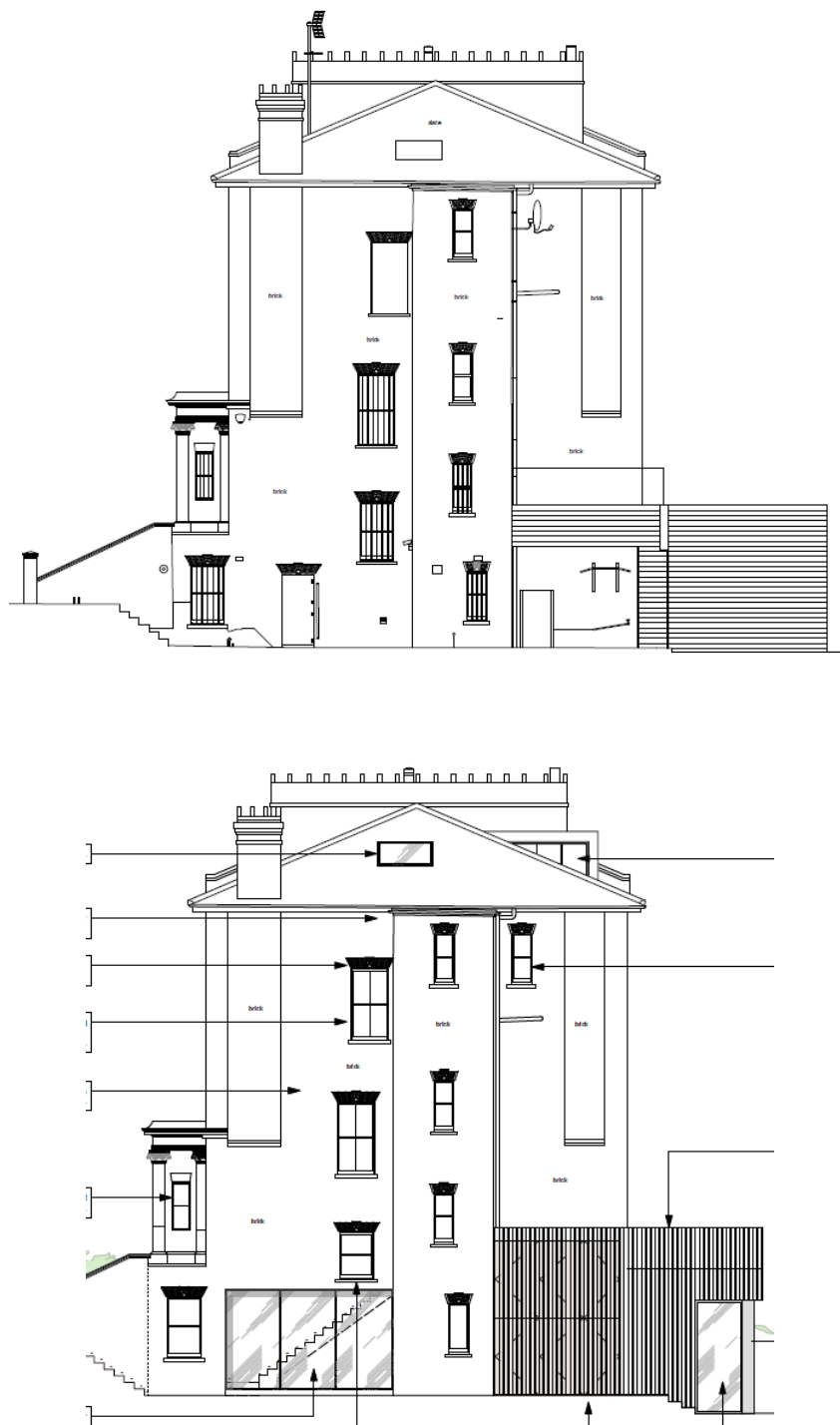
(Greenway Architects)

Figure 3 – Existing vs Proposed Rear Elevation



(Greenway Architects)

Figure 4 – Existing vs Proposed Side Elevation



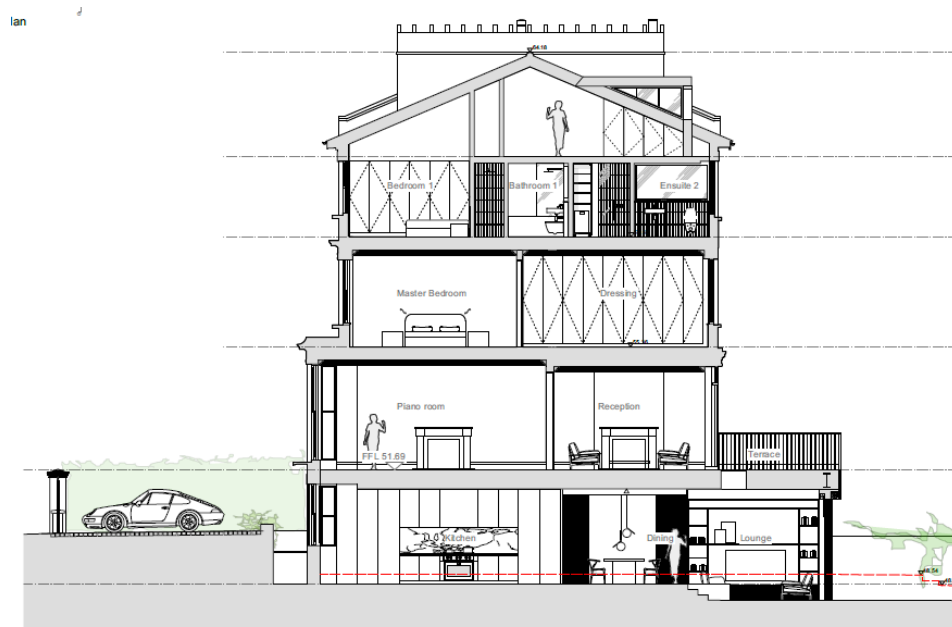
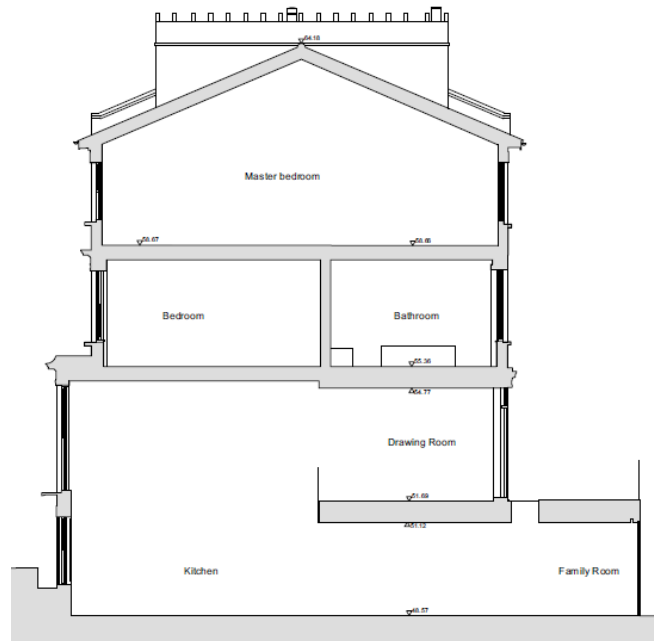
(Greenway Architects)

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Figure 5 – Existing and Proposed Section BB



(Greenway Architects)

4. Planning Policy Framework

- 4.1. This section outlines the relevant national and local planning policy against which the proposals are considered. Section 38(6) of the Planning and Compulsory Act 2004 requires that any planning application must be determined in accordance with the development plan for the area unless any material considerations indicate otherwise.

Development Plan

- 4.2. In this case the development plan comprises:

- The London Plan (March 2021); and
- Camden Local Plan (July 2017).

- 4.3. In this case materials considerations include:

- The NPPF (Revised July 2021);
- Camden Planning Guidance: Design (January 2021); and
- Eton Conservation Area Appraisal and Management Strategy (November 2002).

5. Design Response

- 5.1. This section will make a planning assessment of the proposed development and discuss the design response to the Pre-Application process with LBC. Formal Pre-Application advice was received on 5 April 2022 (“the Pre-Application advice”). The proposals have evolved in response to the advice received.

Intention of Application

- 5.2. The key intention of this application is to refurbish the existing house and secure its longevity, ensuring it continues to positively contribute to the street scene and the Eton Conservation Area.
- 5.3. As such, various maintenance works and matching treatments as detailed in Section 3 and Paragraph 3.4 of Planning Statement are proposed to positively, but subtly, refurbish the existing building.
- 5.4. These works are in full accordance with Policy D2 (Heritage) of the Local Plan which states that development in conservation areas should preserve, or where possible enhance, the character or appearance of the area.

Rear Dormer Window

- 5.5. It is proposed to construct a rear dormer window at the third floor level. The Eton Conservation Area Management Strategy states that dormer or velux type windows at the rear will normally be allowed if sensitively designed in relation to the building and other adjacent roofs and that Dormers at the front, side and prominent rear elevations will not be allowed where a cluster of roofs remains largely, but not necessarily completely, unimpaired.
- 5.6. The Eton Conservation Area Management Strategy explains that the provision of new dormers needs to be carefully controlled particularly on roof slopes that are clearly visible from the street. This is not the case here as the rear roof slope is not visible from the street.
- 5.7. As such, the Pre-Application advice stated that *‘the principle of the insertion of a dormer window to the rear roofslope is acceptable in design terms’*, however, it is noted that *‘the dormer as shown in the drawings is too close to the roof hip, and should be amended to be set further in from the side hip’*.

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- 5.8. As demonstrated in **Figure 3** the proposed dormer window is positioned to the rear of the property at the third floor level and has been moved slightly further down from the roof hip, while still remaining in line with the fenestration below. The dormer will not be visible from the street scene in the Conservation Area on Steele's Road, but will be visible from private properties to the rear. The dormer is proportionate in scale, sensitively designed and will include timber sash windows, with lead cheeks.
- 5.9. **Figure 6** below shows the existing dormer windows and other works where structures have been introduced on the hip slate roofs at varying heights at properties adjacent to the site on Steele's Road. Each one is different and there is no consistent style evident. This is also the case on the rear of the properties on Eton Road, which are directly behind Steele's Road.

Figure 6 – Roof Alterations along Steele Road and Eton Road





(Google Maps)

- 5.10. The proposal has a side casement window in the dormer. Windows are seen in the side of dormers at Nos. 7 and other properties along Eton Road and Eton Villas in the Conservation Area.
- 5.11. In light of the above, it is considered that the proposed dormer design has responded to the Pre-Application advice and is designed as such that it will sit comfortably in relation to the existing roofslope and lower fenestration and will not be visible from the street scene in the Conservation Area. As such, the proposed dormer complies with Policy D1 (Design) and Policy D2 (Heritage) of the Local Plan, as well guidance in relation to dormers noted in the Eton Conservation Area Management Strategy.

Replacement Rear Extension

- 5.12. The proposals include the reconstruction and modification of the existing lower ground floor rear extension which as demonstrated in **Figures 3 and 4** will have a height and footprint similar to the existing. The replacement extension will infill the area that is occupied by the external staircase to the upper ground floor terrace, slightly enlarging the useable area of the roof terrace.
- 5.13. The replacement extension will be treated with corten steel cladding. The corten steel cladding

also forms a balustrade and fascia to the terrace. The existing door to the terrace will be replaced with french doors to match existing, while the rear of the extension will have full height glazed doors, with a further full height glazed panel on the side elevation.

- 5.14. These alterations are designed to provide a more cohesive extension that uses high quality materials to complement the traditional nature of the rear façade. The relocation of the staircase will provide a more useable terrace area and sensible staircase arrangement.
- 5.15. The new proposed balustrade is considered to add architectural interest to the currently rather bland rear extension and is a material that will be durable and stand the test of time in terms of weathering and maintenance.
- 5.16. It is noted that the Pre-Application advice raised a comment with regard to the '*solidity*' and '*top heavy*' appearance of the extension, notably the proposed corten lintel. The lintel has now been reduced with the top lining with the underside of the fenestrations of the rear upper ground floor elevation. It is considered that this now read proportionately with the glazing below as demonstrated in **Figure 3**.
- 5.17. The Pre-Application advice also raised a query as to '*whether the frames of the windows and the structural supports to the corners of the extension could be constructed as slimly as shown on the drawings*'. The Design and Access Statement, prepared by Greenway Architects, provides a list of various triple-glazed sliding door frame sizes which could be used in construction. The Applicants are happy to accept the standard materials condition.
- 5.18. In relation to the slightly enlarged useable area of the terrace and its impact on neighbouring amenity. The Pre-Application advice concluded that while the extent of the terrace is proposed to be slightly closer to the boundary of No. 8 '*It is not considered that there would be any substantial material increase in terms of overlooking to the garden or windows of No. 8 as a result of this change*' and that '*given that the height and footprint of the extension remains similar to existing, there would not be an increase in sense of enclosure or loss of light as a result*'. The same conclusion can be drawn in this proposal. The view from the existing terrace is shown in the following **Figure 6**.

Figure 7 – View from existing terrace to the west



- 5.19. Again, a variety of extensions along the rear of Steele's Road and this one have very limited visibility. As it is an enhanced and high quality, durable design, than the current, in our view the proposal can offer a slight enhancement to the character and appearance of the Conservation Area.
- 5.20. In light of the above, it is considered that the replacement lower ground floor extension and terrace have responded to the Pre-Application advice and of a high quality and appropriate design in relation to the host building. As such, it is considered that the extension and terrace comply with Policies A1 (Managing the impact of development), D1 and D2 of the Local Plan.

Alterations to Fenestration

- 5.21. A new picture window will be formed on the side elevation at lower ground floor level as shown in **Figure 4**. The existing window above at upper ground floor level will be reduced slightly as a result. As per the Pre-Application response, the proposed opening is considered to be acceptable in design terms, given that it is not visible from public views in the Conservation Area.
- 5.22. As demonstrated in **Figure 2** new windows either side of the bay window at lower ground floor level of the front elevation are proposed, with the proposed glazing to match the remainder of the façade. The bottom of the openings will align bottom of the middle bay window sill,

ensuring a continued degree of alignment of the fenestration. Furthermore, this part of the fenestration is not visible from public views in the Conservation Area.

- 5.23. As demonstrated in **Figure 2**, a new glazed door to the lower ground floor is level is proposed in the side passage of the building. This is considered to be acceptable given that it will not be visible from public views in the Conservation Area.
- 5.24. It is proposed to replace the existing conservation style roof light with a slightly larger one to match in almost the same location, but slightly higher as demonstrated in **Figure 4**. Such roof lights can be done via permitted development, provided that they are obscure glazed when on side elevations to protect privacy. It is not considered that overlooking would materially change with the proposed rooflight, given that there is an existing non-obscure glazed roof light in a broadly similar location. The existing sideways is shown in **Figure 8** below.

Figure 8 – Existing Sideway



- 5.25. It is also proposed to replace all existing timber windows on a with double glazed (slimlite) units with the frames painted white to match existing. This will improve the thermal performance of the building and it considered to be acceptable in design terms.
- 5.26. In light of the above, it is considered that the alterations to the fenestration are considerably

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designed and comply with Policies A1, D1 and D2 of the Local Plan.

6. Summary

- 6.1. In summary, the proposals seek to improve and refurbish the existing house and secure its longevity, ensuring it continues to positively contribute to the street scene and the Eton Conservation Area. The modest alterations also seek to create additional gross internal area for the dwelling, making effective use of the building as a family dwelling house.
- 6.2. The proposals are fully in accordance with the policy framework and as such it is respectfully requested that planning permission is granted.