

# 2023/2198/P

## 9 Steele's Road



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**2023/2198/P | 9 Steele's Road**  
**Photos and Plans**

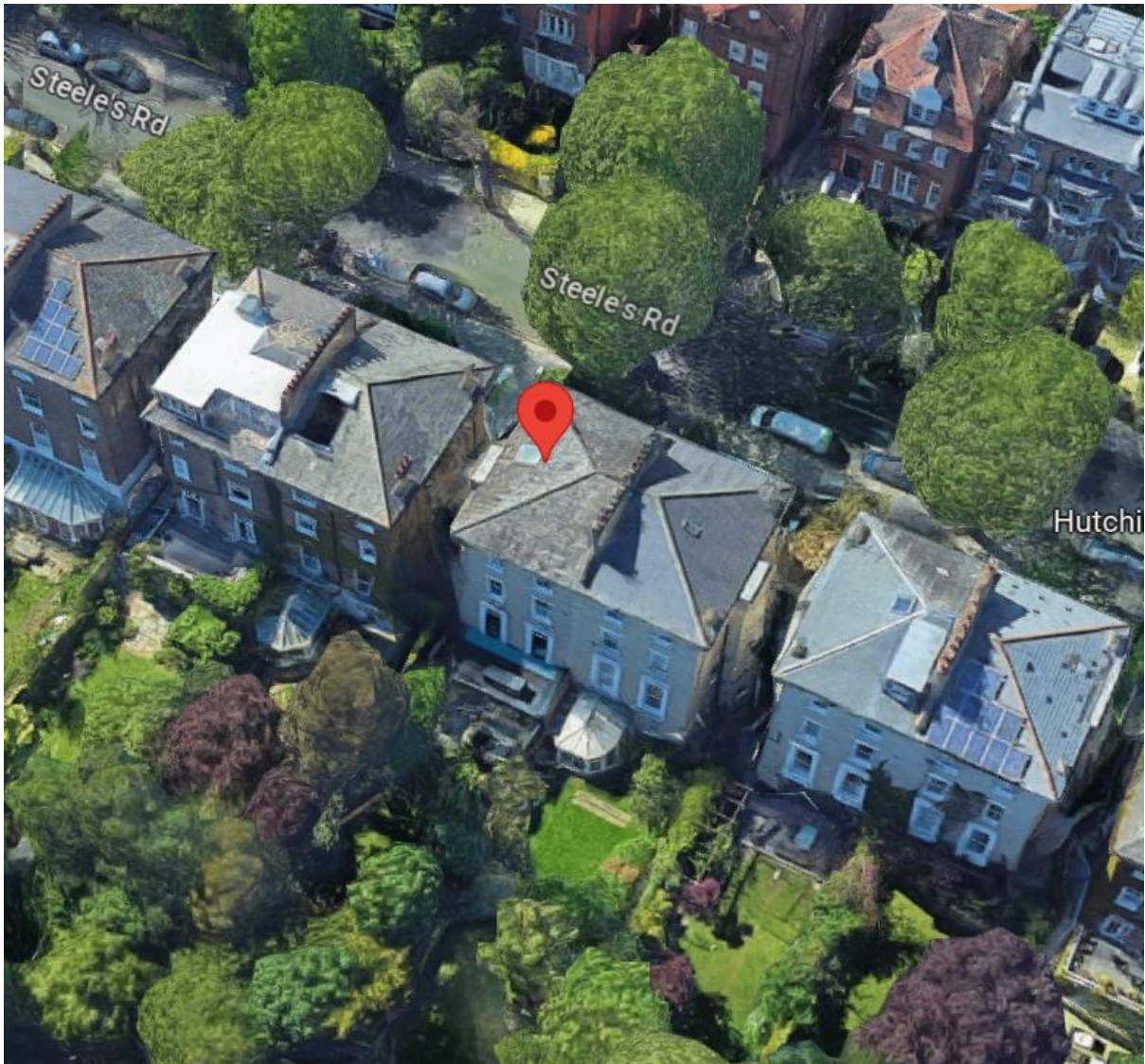


Fig 1. Aerial view of 9 Steele's Road

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Fig 2. Existing front elevation (left) & Proposed front elevation (right)

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Fig 3. Existing rear elevation (left) & Proposed rear elevation (right)

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## Photos and Plans



Fig 4. Existing side elevation

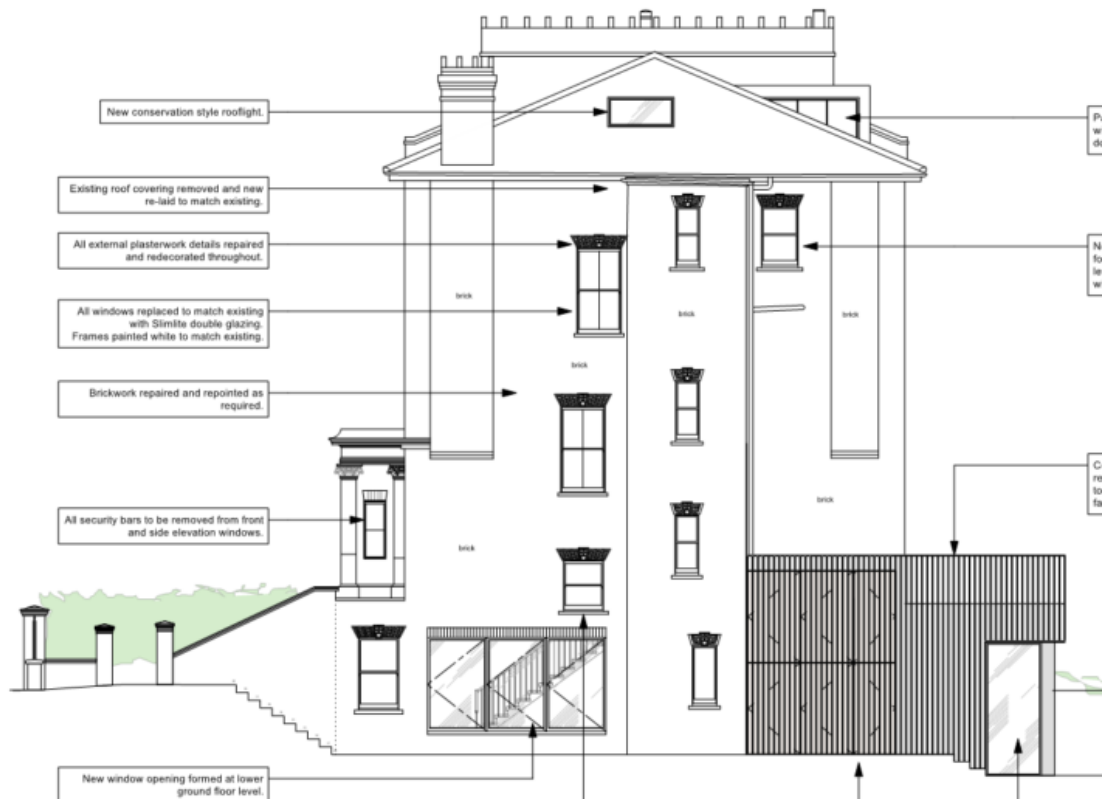


Fig 5. Proposed side elevation



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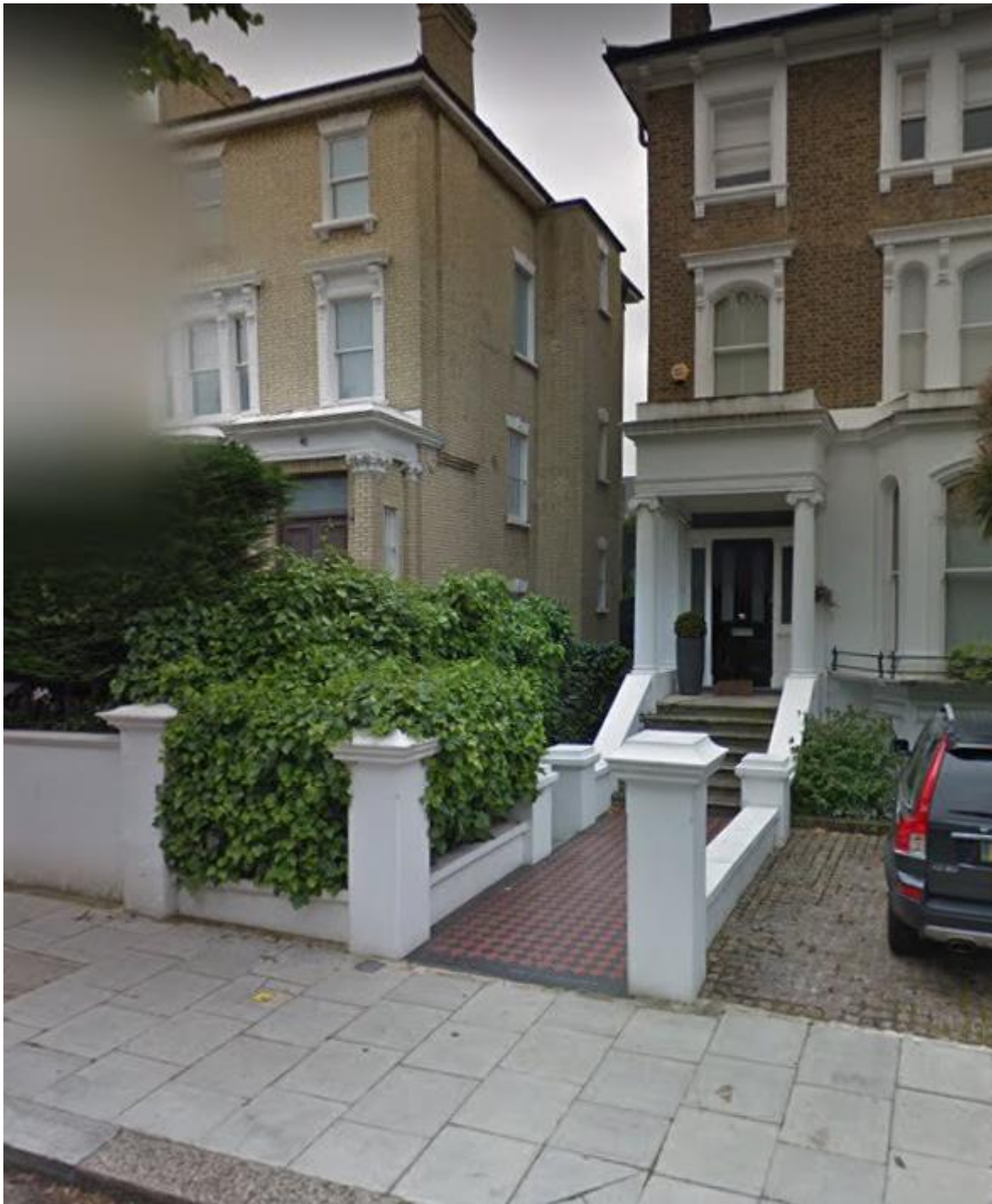


Fig 6. View of side elevation from Steele's Road

<b>Delegated Report</b>		<b>Analysis sheet</b>		<b>Expiry Date:</b>		<b>25/07/2023</b>	
<b>(Members Briefing)</b>		N/A / attached		<b>Consultation Expiry Date:</b>		<b>23/07/2023</b>	
<b>Officer</b>				<b>Application Number(s)</b>			
Daren Zuk				2023/2198/P			
<b>Application Address</b>				<b>Drawing Numbers</b>			
9 Steele's Road London NW3 4SE				<i>See draft decision notice</i>			
<b>PO 3/4</b>		<b>Area Team Signature</b>		<b>C&amp;UD</b>		<b>Authorised Officer Signature</b>	
<b>Proposal(s)</b>							
Replacement of existing lower ground floor rear extension; installation of timber French doors at rear; alterations to lower ground floor side fenestration; installation of dormer on rear roof slope; replacement of all windows with timber sash windows to match existing; and associated exterior works.							
<b>Recommendation(s):</b>		<b>Grant conditional planning permission</b>					
<b>Application Type:</b>		<b>Full Planning Permission</b>					
<b>Conditions or Reasons for Refusal:</b>		<b>Refer to Draft Decision Notice</b>					
<b>Informatives:</b>							
<b>Consultations</b>							
<b>Adjoining Occupiers:</b>		No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
<b>Summary of consultation responses:</b>		Site Notice: displayed 23/06/2023, expired 17/07/2023 Press Notice: published 29/06/2023, expired 23/07/2023  No responses were received from neighbouring occupiers following statutory consultation.					
<b>Eton CAAC</b>		A letter of objection was received on behalf of Eton CAAC. Their objection comments can be summarized as follows:  1. Concerns with the large side window at lower ground floor level. The proposed window exposing the stairs is an uncomfortably					

destabilising presence at the base of this elevation. There is an ill-fitting awkwardness about it, especially as it just manages to squeeze, by a sliver, beneath a newly raised 'existing' window. The new large side window can surely be made more accommodating to its elevation - at present it disregards the scale and patterning of the side wall's fenestration - and be reduced in size.

2. Concerns are raised with the proposed rear extension. Clad in Corten Steel, this extension introduces a markedly forceful presence, which is in some danger of overpowering the main house. It reads, in the drawing, as a defiantly different, almost separate, entity - rather than being in the nature of an addition.

Officer's Response:

- 1) *New large side window. In discussions with staff, the applicant has chosen to revise the proposed side elevation window. The size of the window has been reduced, and no longer extends to the floor and leaves sufficient distance to the existing window above it. A brick lintel has also been added.*
- 2) *Rear extension facade. The use of Corten steel is noted as not being a traditional material to use within a conservation area, however, as the extension will not be visible from any public views it is considered acceptable in this instance.*

## Site Description

The application site is located on the south side of Steele's Road between the junctions with Eton Villas to the north and Fellows Road to the south. It comprises of one of a pair of semi-detached late 19<sup>th</sup> century villas, four-storeys in height (plus loft), which is in use as a single-family dwelling. The London stock brick villas which line the south side of Steele's Road are uniform in size, design, and materiality. The strong collective architectural style contributes positively to the robust character and appearance of the streetscape and thus that of the conservation area.

The site is located within the Eton Conservation Area, and although not listed, is considered to positively contribute to the character and appearance of the conservation area.

## Relevant History

**9160174** – The demolition and rebuilding of the front steps 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. **Granted 22/07/1992**

**2005/3160/P** – Erection of a single storey rear extension to a single-family dwelling house. **Granted 05/10/2005**



## Relevant Policies

### National Planning Policy Framework (2021)

### The London Plan (2021)

### Camden Local Plan (2017)

- A1 Amenity
- D1 Design
- D2 Heritage

### Camden Planning Guidance

- CPG Amenity (2021)
- CPG Design (2021)
- CPG Home Improvements (2021)

### Eton Conservation Area Statement (2005)

## Assessment

### 1. Proposal

1.1. Planning permission is sought for the:

- Demolition of the existing rear extension;
- Erection of a single-storey lower ground floor rear extension;
- Installation of timber framed French doors at rear;
- Alterations to the lower ground floor side fenestration;
- Installation of dormer on rear roof slope;
- Replacement of all windows with timber sash windows to match existing; and
- Associated exterior works.

### 2. Revisions

2.1. Following discussions with officers, the applicant revised the proposal to reduce the size of the lower ground floor side picture window. Further revisions included retention of historic decorative lintels along the side elevation. This results in a side fenestration that is more suitably in proportion with the host building and given its location at the lower ground floor side of the property will have limited impact on the character and appearance of the conservation area.

### 3. Planning Considerations

3.1. The key considerations material to the determination of this application are as follows:

- Design and Conservation
- Amenity

## 4. Design and Conservation

- 4.1. The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within Policy D1 are relevant to the application: development should respect local context and character; comprise details and materials that are of high quality and complement the local character; and respond to natural features. Policy D2 'Heritage' states that in order to maintain the character of Camden's conservation areas, the Council will not permit development within conservation area that fails to preserve or enhance the character and appearance of that conservation.
- 4.2. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 ("the Listed Buildings Act") provide a statutory presumption in favour of the preservation of the character and appearance of Conservation Areas. Considerable importance and weight should be attached to their preservation. A proposal which would cause harm should only be permitted where there are strong countervailing planning considerations which are sufficiently powerful to outweigh the presumption.
- 4.3. The duties imposed by the Planning (Listed Buildings and Conservation Areas) Act are in addition to the duty imposed by section 38(6) of the Planning and Compulsory Purchase Act 2004, to determine the application in accordance with the development plan unless material considerations indicate otherwise.

### Assessment of Proposals

- 4.4. There is an existing single-storey rear extension approved under ref. 2005/3160/P (dated 05/10/2005). The proposal includes infilling the area occupied by the staircase to the upper ground floor terrace, thereby increasing the floor area at lower ground floor level and the extent of the terrace. This is acceptable in design terms, as the footprint of the extension would not increase and would not have any negative impact on the appearance of the property or the wider conservation area.
- 4.5. Given the modern appearance of the existing extension, the principle of altering the fenestration and materiality at lower ground floor level is acceptable. The alterations include installation of Corten steel facade and balustrade, which will wrap around the side of the dwelling. The removal of the glazed balustrade with more solid elements surrounding the fenestration is welcomed, as it will add some more visual weight at upper ground floor level. As the fenestration works are concentrated to the rear and side at lower ground floor level, they will not be visible from any public views and are therefore considered acceptable as they will not harm the character of the wider conservation area.
- 4.6. The principle of a new dormer window to the rear roof slope is acceptable in design terms. Multiple of the rear roof slopes along this side of Steele's Road have been altered, with approved dormers at nos. 3 and 11. The dormer is considered to be sited appropriately, aligning with the windows on the lower floors. It is also of a suitable scale and design with a timber framed window and lead cladding.
- 4.7. The installation of two windows in the lower ground floor front bay window is considered acceptable, as there are other properties along Steele's Road featuring three-windowed bays. The replacement of all existing windows with double-glazed timber framed units to match existing is also considered acceptable. The installation of a picture window along the side

elevation at lower ground floor level is considered acceptable as it will not be visible from public views. The replacement of the existing upper ground floor rear doors with French doors is welcomed and is considered an improvement.

4.8. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the listed building and surrounding conservation area under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013. The size, scale, design and location of the proposed alterations are not considered to cause harm to the special architectural and historic significance of the listed building or the character of the surrounding conservation area.

4.9. As such, the proposed development would preserve the character and appearance of the Eton Conservation Area, meeting the statutory tests set out in the NPPF and complying with Policies D1 and D2 of the Camden Local Plan 2017 as well as policies in the Eton Conservation Area Statement (2005).

## **5. Amenity**

5.1. 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.

5.2. The proposed works to the rear extension would result in an increase in area of the upper ground floor terrace, bringing the extent of the terrace slightly closer to the boundary with adjoining 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. Given that the height and footprint of the extension remains similar to existing, there would not be any increase in sense of enclosure or loss of light as a result.

5.3. The proposed rear dormer is unlikely to have any negative impact on neighbouring residential amenity, in terms of loss of light, outlook, or privacy. Similarly, the new side picture window at lower ground floor level would not lead to any loss of privacy to no. 8, given that it faces onto a blank side wall at that level.

5.4. The proposed development is not considered to lead to a significant impact upon the amenities of any neighbouring resident. The development is thus considered to be in accordance with planning Policy A1.

## **6. Conclusion and Recommendations**

6.1. In conclusion, the proposed rear extension, dormer, and associated exterior alterations would not harm the character or appearance of the host building and would be considered to preserve the character and appearance of this part of the Eton Conservation Area. The proposed development would not significantly impact upon the amenities of any neighbouring residents. As such, the proposals are considered to accord with the requirements of Policies A1, D1 and D2 of the Camden Local Plan and it is recommended that planning permission is granted subject to relevant conditions.

***The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 18<sup>th</sup> September 2023 nominated members will advise whether they consider this application should be reported to the Planning Committee. For further information, please go to [www.camden.gov.uk](http://www.camden.gov.uk) and search for 'Members Briefing'.***

Application ref: 2023/2198/P  
Contact: Daren Zuk  
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Email: [Daren.Zuk@camden.gov.uk](mailto:Daren.Zuk@camden.gov.uk)  
Date: 6 September 2023

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Savills  
33 Margaret Street  
London  
WG1 0JD

# DRAFT

Dear Sir/Madam

## DECISION

Town and Country Planning Act 1990 (as amended)

### Householder Application Granted

Address:  
**9 Steele's Road**  
**London**  
**NW3 4SE**

# DECISION

Proposal:

Replacement of existing lower ground floor rear extension; installation of timber French doors at rear; alterations to lower ground floor side fenestration; installation of dormer on rear roof slope; replacement of all windows with timber sash windows to match existing; and associated exterior works.

Drawing Nos: (Prefix 1959) E-100, E-101, E-102, E-103, E-104, E-105, E-111, E-112, E-113, E-121, E-122, E-123, E-124, E-125, P-200, P-201 rev A, P-202, P-203, P-204, P-205, P-206, P-211 rev A, P-212 rev A, P-213, P-221, P-222, P-224, P-226, Planning and Heritage Statement, Design and Access Statement

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:

(Prefix 1959) E-100, E-101, E-102, E-103, E-104, E-105, E-111, E-112, E-113, E-121, E-122, E-123, E-124, E-125, P-200, P-201 rev A, P-202, P-203, P-204, P-205, P-206, P-211 rev A, P-212 rev A, P-213, P-221, P-222, P-224, P-226, Planning and Heritage Statement, Design and Access Statement

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

- 3 All new external work, including replacement windows and doors, 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 policies 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 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.
- 3 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.
- 4 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 paragraph 38 of the National Planning Policy Framework 2021.

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

**DRAFT**

**DECISION**