

2024/5413/P – Flat 2, 29 Steele’s Road



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2024/5413/P – Photos and drawings

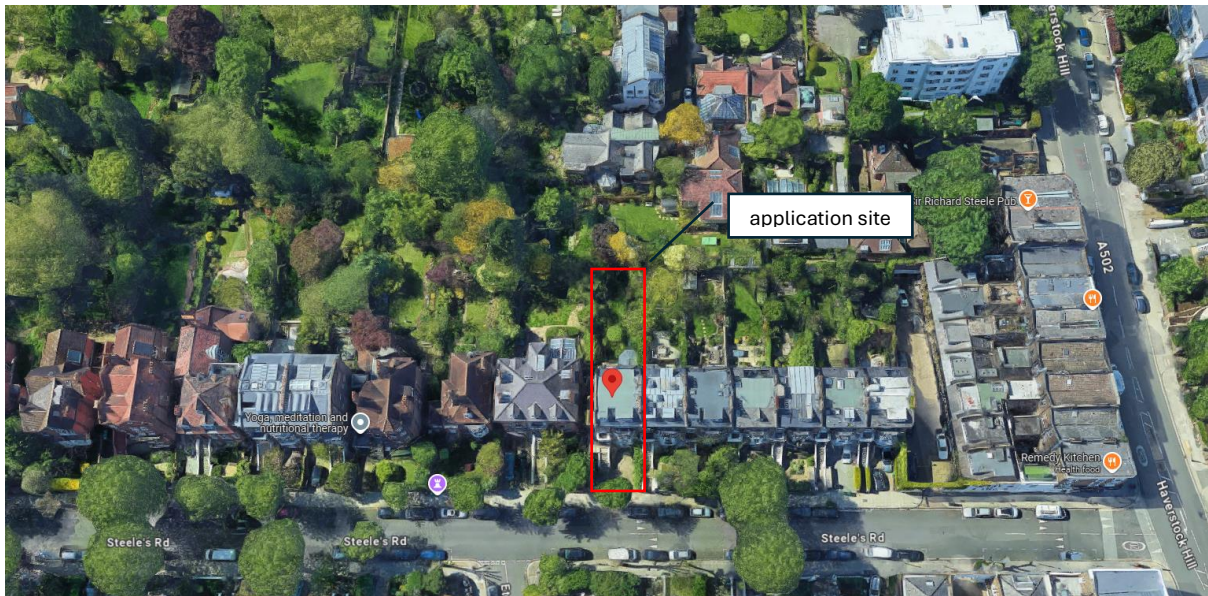


Figure 1: Aerial view of the site (Source: Google Satellite Image)

Photos



Ground and 1st floor (flat 1) at the front.



1st floor (flat 1), 2nd floor (flat 2), 3rd and 4th floors (flat 3) at the front.



1st floor (flat 1), 2nd floor (flat 2), 3rd and 4th floors (flat 3) at the rear.



Ground and 1st floors (flat 1), and view of 2nd floor (flat 2) at the rear.



Ground and 1st floor (flat 1) rear garden



Ground and 1st floor (flat 1) rear garden

Figure 2 Photos of the site (Source: submitted documents)



Ground and 1st floors (flat 1), and view of 2nd floor (flat 2) at the rear following 2020 extension and renovation of Flat 1.

Figure 3 Rear elevation of the site (Source: submitted documents)



Figure 4 Existing and proposed front elevation (Source: submitted documents)

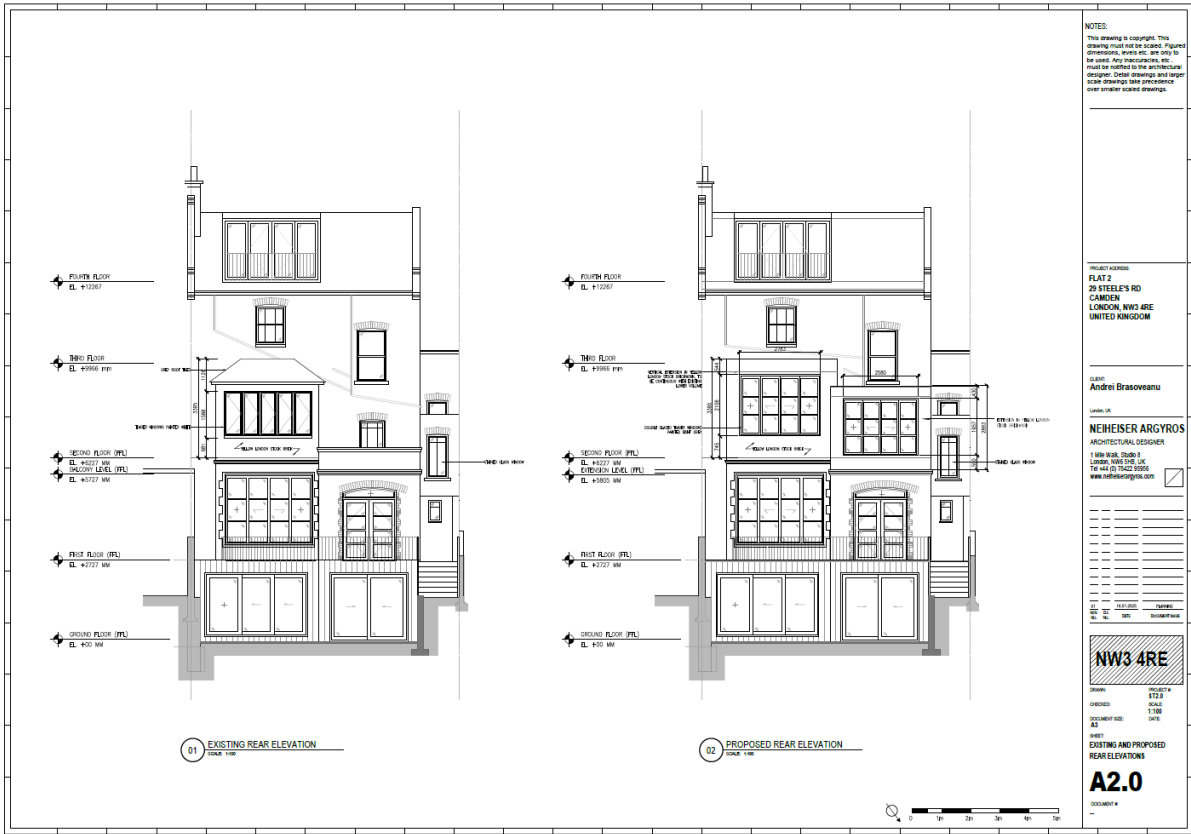


Figure 5 Existing and proposed rear elevation (Source: submitted documents)

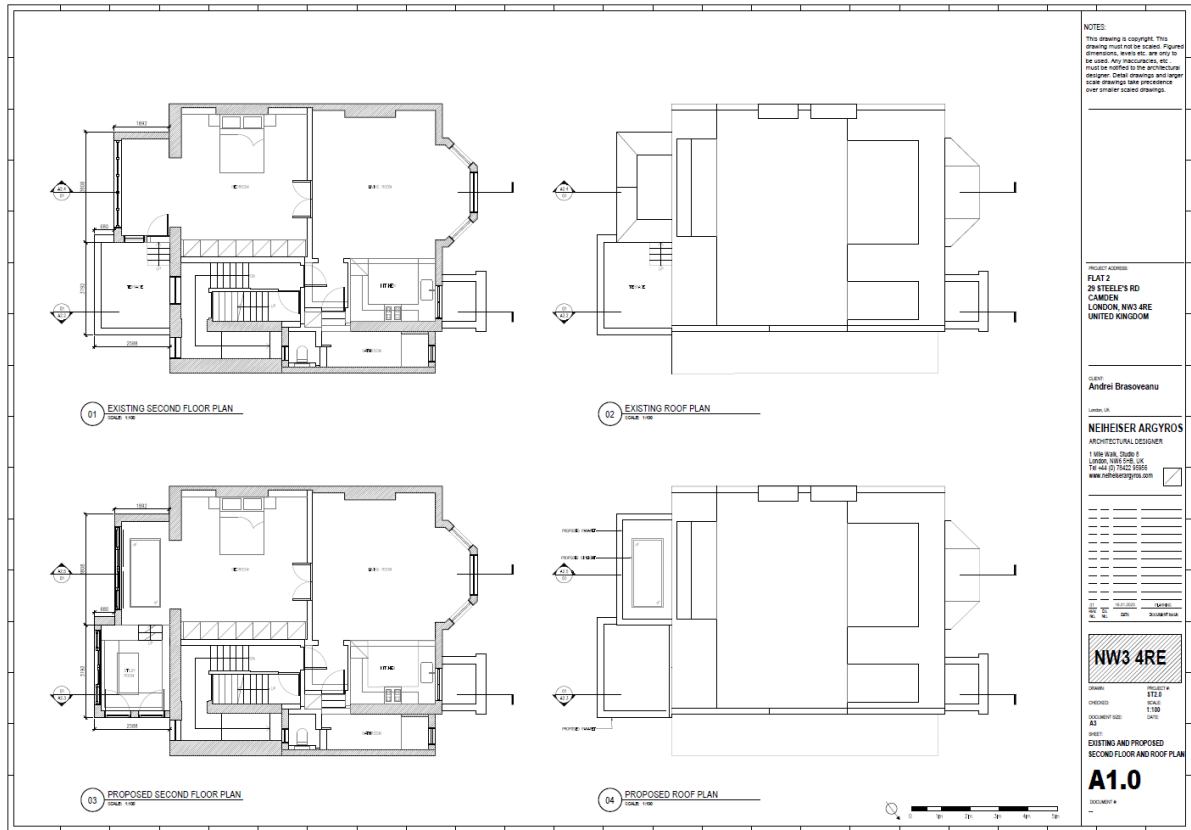


Figure 6 Existing and proposed floor plans (Source: submitted documents)

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	29/01/2025
		N/A / attached		Consultation Expiry Date:	05/01/2025
Officer			Application Number(s)		
Gary Wong			2024/5413/P		
Application Address			Drawing Numbers		
Flat 2 29 Steele's Road London NW3 4RE			Refer to draft decision notice.		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a rear infill extension at second floor level and alteration of existing second floor rear extension's pitched roof to a flat roof, installation of a skylight, and replacement of rear windows.					
Recommendation(s):		Grant conditional full planning permission			
Application Type:		Full Planning Permission			
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice			
Informatives:					

Consultations

Adjoining Occupiers:	No. of responses	00	No. of objections	00
Summary of consultation responses:	<p>A site notice was displayed on 11/12/2024 and expired on 04/01/2025.</p> <p>A press notice was published on 12/12/2024 and expired on 05/01/2025.</p> <p>No responses were received from any neighbouring occupiers.</p>			
Eton CAAC	<p>An objection was received from the Eton CAAC and can be summarised as follows:</p> <ul style="list-style-type: none">• The proposed extension produces a heavy-handed presence at second floor level and would destroy the quality of the present elevation, which is of additions that have accrued agreeably enough over time.• The effect of two flat roofed brick extensions, with yet another window design, crudens the rear elevation of the house.• The blocking in of the rear/staircase wall of the infill extension involves the removal of a stained-glass window, which is a part of the original Edwardian extension to the house. This raises conservation concerns.• No.29, though not a listed building, is listed in the Eton Conservation Area Statement (P.20) under 'Buildings/Structures and Groups of Buildings which make a Positive Contribution' to the special character and appearance of the area. The stained-glass window is part of the special character of this building and should be retained as part of any proposed works.• The proposal does not enhance the conservation and is contrary to the National Planning Policy Framework (December 2024) paragraph 203 (f). <p><i>Officer's response:</i></p> <ul style="list-style-type: none">• <i>Please refer to Section 2 for assessment on design and heritage impact.</i>			

Site Description

The application site comprises a four-storey plus roof space, end of terrace property located on northwestern side of Steele's Road at No. 29, built in the 1870s. The building is not listed and is a positive contributor within the Eton Conservation Area. The character of the surrounding area is residential in nature. The proposal relates to Flat 2, a second floor flat within the application building.

Relevant History

Application site

2024/3515/P - Conversion of 1 x 3-bed and 1 x 1-bed flats into 1 x dwellinghouse – Granted planning permission on 03/10/2024

2021/3815/P - Alteration to raise height of part of rear boundary wall. – Granted planning permission on 09/12/2021

2021/2781/P - Erection of timber bin store in front forecourt. - Granted planning permission on 11/11/2021

2020/5932/P - Lowering of the ground floor beneath rear conservatory and replacement of the lower ground floor side entrance door. – Granted planning permission on 08/12/2021

2020/4327/P - Replacement of rear upper ground floor windows and doors to upper ground floor flat. – Granted planning permission on 14/01/2021

2020/1663/P - Demolition of existing lower ground floor rear structure and erection of single storey rear extension, enlargement of rear roof terrace; erection of single storey front and rear side extensions; landscaping alterations to front and rear gardens – Granted planning permission on 26/08/2020

PWX0002843 - Alterations to the top maisonette, including the erection of two dormers on the front part of the roof and changes to the layout of an existing rear roof. As shown on drawing no(s) 29SR01, 02, 03B, 04B, and 05A. – Granted planning permission on 26/02/2001

8500047 - Change of use including works of conversion to form a self-contained flat and two maisonettes including the enlargement of an existing dormer at the front and the provision of a roof terrace at the rear as shown on drawings No.531/1 2 7B 8 and 9B as revised on 19th – Granted planning permission on 19/03/1985

CTP/G9/13/25/16528 - Alterations to the roof at the front and rear of 29 Steele's Road, NW3. – Refused on 23/11/1973

Neighbouring sites

28 Steele's Road

PWX0002645 - Enlargement of existing front dormer, installation of a roof light to the rear roof slope and enlargement of existing rear dormer and creation of a roof balcony, as shown on drawing number; 2. – Granted planning permission on 24/10/2000

P9601869 - Erection of a small rear extension at upper ground floor level, as shown on drawing numbers 53/1, /2, /3, /4 and location plan. – Granted planning permission on 02/08/1996

30 Steele's Road

2010/0221/P - Retention of timber structure in rear garden of dwelling house (Class C3). – Granted planning permission on 07/04/2010

2007/2544/P - Erection of single-storey conservatory at rear lower ground floor level in connection with existing single-family dwellinghouse. – Granted Certificate of Lawfulness (Proposed) on 20/06/2007

9100631 - Erection of a rear conservatory at first floor level as shown on drawing numbers 232/2A 535/015 535/017 and 535/018 – Granted planning permission on 26/03/1992

9160072 - Partial demolition of the rear walls to form a conservatory at first floor level as shown on drawing numbers 232/2A 535/015 535/017 and 537/018 – Granted listed building consent on 26/03/1992

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:

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

Eton Conservation Area Appraisal and Management Strategy (2002)

Draft Camden Local Plan

The council has published a new [Draft Camden Local Plan](#) (incorporating Site Allocations). The DCLP is a material consideration and can be taken into account 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).

Assessment

1. The proposal

- 1.1. The applicant is seeking permission for the erection of a rear infill extension at second floor level and the alteration of existing second floor rear extension's pitched roof to a flat roof, installation of a skylight, and replacement of rear windows, and
- 1.2. The proposed infill extension would measure approximately 2.89m in height, 3.19m in width and 2.59m in depth. It would be built with yellow London stock brickwork and include a flat roof and a multi-paned rear window.
- 1.3. Other proposed alterations include the replacement of the pitched roof of an existing second floor structure with a flat roof including a skylight and the replacement of its rear window with a timber framed multi-paned window.

2. Design and Heritage

- 2.1. 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 seeks to preserve and, where appropriate, enhance Camden's rich and diverse heritage assets, including conservation areas.
- 2.2. CPG Design states that good design should respond appropriately to the existing context by ensuring the scale of the proposal overall integrates well with the surrounding area and carefully responding to the scale, massing and height of adjoining buildings, the general pattern of heights in the surrounding area. The Council will only permit development within conservation areas and development affecting the setting of conservation areas, that preserves and where possible enhances the character and appearance of the area.
- 2.3. The Eton Conservation Area Appraisal and Management Strategy advises that extensions should be in harmony with the original form and character of the house and the historic pattern of extensions within the terrace or group of buildings. The acceptability of larger extensions depends on the particular site and circumstances.
- 2.4. The application site is within the Eton Conservation Area, wherein the Council has a statutory duty, under section 72 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended), to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area.
- 2.5. The application building appears to benefit from numerous additions to the rear at ground, first and second floor level and a second-floor roof terrace. The application building is part of the group of terraces from No.23-29 Steele's Road.
- 2.6. The proposed rear extension at second floor level would infill the space of the existing roof terrace. The extension is considered subordinate in scale, with a height lower than the other existing second floor rear addition. Given the proposed height, this rear extension would not unduly obscure the other existing rear window above this floor level. It would also maintain subservience to the other second floor rear addition which already has a greater width and height than this proposed rear infill extension. The proposed extension would be built with yellow London stock bricks which would match the existing materials of the other existing extensions and the

surrounding properties. The proposed use of matching materials would contribute to minimise the visual impact of the proposed bulk and blend in the rear elevation more harmoniously. The extension would also have a width set in from the side elevation of the main dwelling and therefore it would unlikely be visible from street scene and have limited visual impact to the wider area.

- 2.7. Whilst it is regrettable that the proposed extension would result in the loss of a rear stained-glass window, the extension would include a multi-paned window which would better correspond with the existing rear fenestration at first floor level and the proposed window replacement to the existing second floor rear structure. These fenestration arrangements would now be more aligned and coherent to each other and therefore would improve the overall visual compositions of the rear extensions at first and second floor level. Overall, the proposed extension would preserve the appearance and character of the host building and conservation area.
- 2.8. Other proposed alterations would include replacing the pitched roof of the existing second floor extension with a flat roof including a skylight and proposed timber framed window replacement. The proposed flat roof would visually tie this extension in better with the neighbouring properties along this row of terraces and with the proposed infill extension which has a flat roof as well. Overall, these proposed alterations are acceptable and would not cause harm to the appearance and character of the host building and the wider conservation area.
- 2.9. Overall, the proposal is considered acceptable and would preserve the appearance and character of the host property and conservation area. The proposed development would be in accordance with Policies D1 and D2 of the London Borough of Camden Local Plan 2017.

3. Amenity

- 3.1. Policy A1 seeks to protect the quality of life of occupiers and neighbours by only granting permission to development that would not harm the amenity of residents. This includes factors such as privacy, outlook, implications to natural light, artificial light spill, odour and fumes as well as impacts caused from the construction phase of development.
- 3.2. The proposed infill extension would be setback from both adjoining properties by some distance. Given its subordinate scale it is not considered to result in any harmful increase in amenity impact in terms of loss of light or outlook to the neighbouring properties.
- 3.3. The proposed extension would not include any side windows, and the main outlook would continue to be towards the rear and would therefore not result in additional overlooking or a decrease in privacy.
- 3.4. Other proposed alterations are minor in nature. As such they are also considered acceptable in terms of amenity impact.
- 3.5. Overall, the amenity impact in terms of loss of light, outlook and privacy are considered acceptable and in accordance with Policy A1 of the London Borough of Camden Local Plan 2017.

4. Conclusion

- 4.1. The proposed development is in general accordance with Policies A1, D1 and D2 of the Camden Local Plan 2017, the London Plan 2021, and the National Planning Policy Framework 2024.

5. Recommendation

- 5.1. Grant conditional full 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 3rd February 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 and search for 'Members Briefing'.

Application ref: 2024/5413/P
Contact: Gary Wong
Tel: 020 7974 3742
Email: gary.wong@camden.gov.uk
Date: 17 January 2025

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Phone: 020 7974 4444

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Neiheiser Argyros
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NW66RA
United Kingdom

DRAFT
DECISION

Dear Sir/Madam

Town and Country Planning Act 1990 (as amended)

Full Planning Permission Granted

Address:

Flat 2
29 Steele's Road
London
NW3 4RE

Proposal: Erection of a rear infill extension at second floor level and alteration of existing second floor rear extension's pitched roof to a flat roof, installation of a skylight, and replacement of rear windows.

Drawing Nos: Location plan; A2.1; A2.2; A2.3; A2.4; A2.5; A1.0; A2.0; Design & Access Statement prepared by NEIHEISER ARGYROS.

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:

Location plan; A2.1; A2.2; A2.3; A2.4; A2.5; A1.0; A2.0; Design & Access Statement prepared by NEIHEISER ARGYROS.

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

- 3 All new external work shall be carried out in materials that resemble, as closely as possible, in colour and texture those of the existing building, unless otherwise specified in the approved application.

Reason: To safeguard the appearance of the premises and the character of the immediate area in accordance with the requirements of policy D1 and D2 of the London Borough of Camden Local Plan 2017.

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that cover aspects including fire and emergency escape, access and facilities for people with disabilities and sound insulation between dwellings. You are advised to consult the Council's Building Control Service, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (tel: 020-7974 6941).
- 2 This approval does not authorise the use of the public highway. Any requirement to use the public highway, such as for hoardings, temporary road closures and suspension of parking bays, will be subject to approval of relevant licence from the Council's Streetworks Authorisations & Compliance Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No 020 7974 4444). Licences and authorisations need to be sought in advance of proposed works. Where development is subject to a Construction Management Plan (through a requirement in a S106 agreement), no licence or authorisation will be granted until the Construction Management Plan is approved by the Council.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website (search for 'Camden Minimum Requirements' at www.camden.gov.uk) or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

Noise from demolition and construction works is subject to control under the Control of Pollution Act 1974. You must carry out any building works that can be heard at the boundary of the site only between 08.00 and 18.00 hours Monday to Friday and 08.00 to 13.00 on Saturday and not at all on Sundays and Public Holidays. You must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

- 4 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:
(a) a Biodiversity Gain Plan has been submitted to the planning authority, and
(b) the planning authority has approved the plan.

The local planning authority (LPA) that would approve any Biodiversity Gain Plan (BGP) (if required) is London Borough of Camden.

There are statutory exemptions and transitional arrangements which mean that the biodiversity gain condition does not always apply. These are summarised below.

Based on the information available, this will not require the approval of a BGP before development is begun because 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).

5 + 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.

++ 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.

++ 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.

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-planning-decision>.

Yours faithfully

Chief Planning Officer

DRAFT

DECISION