

18 Steeles Road 2013/2813/P



Siteplan

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:	13/08/2013
		N/A		Consultation Expiry Date:	18/07/2013
Officer			Application Number(s)		
Rachel Miller			2013/2813/P		
Application Address			Drawing Numbers		
Flat 6 18 Steeles Road London NW3 4SH			Please refer to decision notice		
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature		
Proposal(s)					
Erection of a front dormer window and enlarged rear dormer window with balcony and erection of a side extension to residential flat (Class C3) at 3rd floor level.					
Recommendation(s):		Approve with conditions			
Application Type:		Full Planning Permission			

Conditions or Reasons for Refusal:		Refer to Draft Decision Notice				
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	17	No. of responses	07	No. of objections	07
			No. Electronic	00		
Summary of consultation responses:	<p>Site notice displayed from 21/06/2013 until 12/07/2013 Press notice displayed from 27/06/2013 until 18/07/2013</p> <p>Seven letters of objection received with the following comments:</p> <ul style="list-style-type: none">1) The creation of roof terrace and staircase would directly overlook the terrace on our property.2) The roof terrace would be intrusive in the conservation area. It would raise the height of the building, adding an unsightly spiral staircase, railings and garden furniture.3) The current design for a roof terrace would be an unattractive addition to the house4) The approval of a roof terrace would create a precedent5) The drawings indicate that the proposed roof terrace would not be visible from ground level however it would be in the sight line of house owners on the opposite side of the road.6) The proposed roof garden would block views from properties on the north side of Steeles Road7) The roof terrace could lead to issues of noise nuisance8) The side extension would lead to a loss of light9) Request that the side extension is opaque/frosted glass.10)Concerns about weight load of side extension on flat 511)The privacy of the garden flat could be affected by the Juliette balcony12)Flat 6 does not have sole ownership of the roof where the roof terrace would be created13)There is a water tank on the flat roof which is owned by the 18 Steeles Road Management Company. No mention of this is made in the planning application.14)The front and rear dormer windows are acceptable as many houses in the road have these windows and two more would not be out of place. <p><u>Officer response</u></p> <ul style="list-style-type: none">1) – 7) The roof terrace and spiral staircase have been removed from the proposals8) and 9) See assessment section 310) This is not a material planning consideration11) See assessment section 312) and 13) These are not a material planning considerations					

	14) Noted
<p>CAAC/Local groups* comments:</p> <p><i>*Please Specify</i></p>	<p>Eton CAAC – “No objections to the erection of front and enlarged rear dormer with balcony, or side extension, but we do object to the creation of a roof garden and terrace. This may not be seen from street level but will be seen by residents in buildings opposite in Steele's Road, who will have their views over London blocked. Allowing permission would also set a very bad precedence. The thought of further gardens/terraces, with deckchairs and umbrellas, along the roofs of this fine Victorian conservation area terrace is appalling - the uniform look of the entire roofscape would be compromised. The owners will enjoy views over London from the rear dormer balcony.”</p> <p><u>Officer comment</u> The roof garden and staircase have been removed from the scheme following Officers advice.</p>

Site Description

The site comprises a three storey with basement, mid-terrace residential building containing six flats. The building is located on the south side of Steeles Road. The building is located in the Eton Conservation Area and is noted as a building which makes a positive contribution to the conservation area. There is an existing roof terrace and balustrade at third floor level with access from the side of the roof.

Relevant History

PE9900560 - Erection of rear balcony with access to and from the garden, and alterations to rear ground floor window. Refused on 26th October 1999.

8804294 – Renewal of planning permission granted on 15.12.83 for the erection of a single storey rear extension to basement flat. Approved

G9/14/4/37016 – Erection of a single storey rear extension to the basement flat. Approved on 15th December 1983

G9/14/14/23652 - Erection of single storey rear extension to basement flat. Approved on 8th November 1976

G9/14/14/21345 - The construction of a roof terrace at the front and the enlargement of the existing dormer window at the rear. Approved on 7th October 1975

G9/14/14/18080 - The change of use of the second and third floors to provide 2 self-contained flats and one bed-sitting room, including works of conversion, the installation of windows and a balcony in the flank wall and a balustrade on the roof of the side extension to facilitate its use as a terrace. Approved on 1st August 1974

Relevant policies

LDF Core Strategy and Development Policies

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

DP26 (Managing the impact of development on occupiers and neighbours)

Camden Planning Guidance 2011 - CPG1 (Design) CPG6 (Amenity)

Eton Conservation Area Statement 2002

London Plan 2011

National Planning Policy Framework 2012

Assessment

1.0 Proposal

- 1.1 Planning permission is sought for the erection of a front dormer window and the replacement of the existing rear dormer window with a larger box dormer window with balcony. The front dormer window would measure 3metres wide x 1.77metres high. The rear dormer would measure 2.1metres x 1.8metres high. The dormer windows would be slate tiled with white painted timber windows.
- 1.2 Also proposed is a side extension at 3rd floor level in order to extend the existing bathroom. The extension would measure 1metre wide x 2.45metres long x 2.1metres high. It would use tiles to match the existing roof.
- 1.3 The main issues for consideration are 1) the design and impact of the development on the existing building and the character and appearance of the conservation area and 2) the impact of the development on the amenities of neighbouring occupiers.

2.0 Design and impact on the Eton Conservation Area

- 2.1 Policy DP24 states that development should be of the highest standard of design and should consider the character, setting, context and form and scale of neighbouring buildings; and the character and proportions of the existing building. The existing roofscape of Steeles Road is characterised by a variety of front and rear dormers set within the roofslope and mainly subordinate in size and location to the roof.
- 2.2 The proposals originally included a terrace on the main roof and external staircase leading to it. Following Officers advice that this would have an unacceptable impact on the visual appearance of the host building and conservation area, the Applicant has removed this aspect from the proposals.
- 2.3 The proposed dormers comply with the Council's guidance in terms of being subservient and set well within the main roof, below ridge level and set in from the sides. The rear dormer window with balcony would not be highly visible and therefore not impact on the street scene character. The front dormer would mirror similar front dormers along the terrace. Officers are of the opinion that the proposed dormers would be acceptable as they would not result in unreasonable levels of harm to the character of the host building or

surrounding street scene and conservation area.

2.4 When taken in context with other roof extensions, the proposals are considered to be appropriately designed and in terms of scale and form and sensitive to the appearance of the building. The windows on the dormers relate in appearance and proportion to the timber windows below. Camden planning guidance advises that alterations to, or the addition of, new dormers should be sensitive to changes which maintain the overall structure of the existing roof form. Given the number of alterations carried out in the roofscape and the appropriate design in the street, the enlargement of the existing rear dormer and installation of a new front dormer are considered acceptable.

2.5 The proposed side extension would be barely visible from the public realm. It would be located towards the rear of the roof and its size is considered modest. The raising of the existing balustrades is considered appropriate. The proposals are therefore compliant with the main aims and objectives of policies DP24 and DP25 of the LDF.

3.0 Impact on the amenity of surrounding residential occupiers

3.1 Concerns have been raised about loss of light arising from the proposed side extension at fourth floor level. There is also a request from a consultation response that the extension is opaque glazed.

3.2 There are glazed rooflights on the roof of the flat below. In terms of loss of light from the extension, it is considered that due to the small size of the extension and its orientation it would not cause an unacceptable loss of light to the flat below.

3.3 There would be one small window on the side extension which would face to the rear. This window would not cause any unacceptable loss of privacy as it would have the same outlook as existing windows.

3.4 Concerns have been raised that the proposed balcony at the rear dormer could lead to loss of privacy for the garden flat at 18 Steeles Road.

3.5 Whilst it is acknowledged that the proposed new balcony would be afforded views into the rear gardens of the surrounding properties, these are considered to be no more intensive than existing views from windows on the lower levels and from the existing terrace, and as such are considered to be acceptable in this instance. There is no direct overlooking of windows of habitable rooms.

3.6 The proposal is considered to not have any other harmful impact on the amenities of neighbouring occupiers and generally complies with the aims and objectives of Policy DP26 of the LDF.

4.0 Recommendation

4.1 It is recommended that the application is approved subject to conditions.

DISCLAIMER

Decision route to be decided by nominated members on Monday 19th August 2013. For further information, please go to www.camden.gov.uk and search for 'Members Briefing'.

Ecos Maclean Ltd
8A Chamberlain Street
London
NW1 8XB

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Application Ref: **2013/2813/P**
Please ask for: **Rachel Miller**
Telephone: 020 7974 **1343**

14 August 2013

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)
Town and Country Planning (Development Management Procedure) Order 2010
Town and Country Planning (Applications) Regulations 1988

Full Planning Permission Granted

Address:

**Flat 6
18 Steeles Road
London
NW3 4SH**

Proposal:

Erection of a front and enlarged rear dormer with balcony and erection of a side extension to residential flat (Class C3) at 3rd floor level.

Drawing Nos: Siteplan, p01rev02A, p02rev02A, p03rev01, p04rev02A, p05rev02A, p06rev01A and p07rev01A.

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

Conditions and Reasons:

- 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

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Country Planning Act 1990 (as amended).

- 2 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 CS14 of the London Borough of Camden Local Development Framework Core Strategy and policy DP24 and DP25 of the London Borough of Camden Local Development Framework Development Policies.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: Siteplan, p01rev02A, p02rev02A, p03rev01, p04rev02A, p05rev02A, p06rev01A and p07rev01A.

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

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts which 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, Argyle Street WC1H 8EQ, (tel: 020-7974 6941).
- 2 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 are advised to consult the Council's Compliance and Enforcement team [Regulatory Services], Camden Town Hall, Argyle Street, WC1H 8EQ (Tel. No. 020 7974 4444 or on the website <http://www.camden.gov.uk/ccm/content/contacts/council-contacts/environment/contact-the-environmental-health-team.en> or seek prior approval under Section 61 of the Act if you anticipate any difficulty in carrying out construction other than within the hours stated above.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Your attention is drawn to the notes attached to this notice which tell you about your Rights of Appeal and other information.

Yours faithfully

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Culture and Environment Directorate
(Duly authorised by the Council to sign this document)

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Front elevation



Application site



Rear Elevation of application site



Application site