

Delegated Report		Analysis sheet		Expiry Date:		25/01/2010	
		N/A / attached		Consultation Expiry Date:		05/02/2010	
Officer				Application Number(s)			
Hannah Parker				2009/5649/P 2009/5651/L			
Application Address				Drawing Numbers			
37A Steeles Road London NW3 4RG				See Decision Notice			
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature				
Proposal(s)							
Additions and alterations to include reinstatement of raised front entry steps, enlargement of side lightwell and erection of glazed extension to rear of lower ground floor level with terrace over upper ground floor level to maisonette (Class C3)							
Recommendation(s):		Grant Planning Permission Grant Listed Building Consent					
Application Type:		Full Planning Permission					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:		No. notified	11	No. of responses	00	No. of objections	00
				No. electronic	00		
Summary of consultation responses:		A site notice was displayed from the 08/01/2010 until the 29/01/2001 No responses received to date.					
CAAC/Local groups comments:		Eton Villas CAAC No Objection/ Comment: "A great improvement, but still a bit concerned about external staircase. Though old and new designs/ materials can marry well this combination might be unsuccessful. Perhaps a more traditional cast iron staircase, with plants and greenery, would be more in keeping." <i>Councils Comments: The staircase has been amended since the CAAC's comments.</i>					

Site Description

This property on Steele's Road dates from 1873 by T Batterbury and WF Huxley for the illustrator Frederick Barnard. It consists of a detached house and studio to the rear. The building has undergone alterations in the past when it was subdivided into two units (lower ground, ground and first; second and third floors).

Relevant History

G9/13/13/15920

Erection of external steel staircase and formation of a new means of vehicular access at 37A Steeles Road.
Granted 08/06/1973

2009/3298/P / 2009/3299/L Additions and alterations to include reinstatement of raised front entry steps, and erection of glazed extension to rear of lower ground floor level with terrace over upper ground floor level, internal refurbishment and remodelling to maisonette (Class C3). Refused

Relevant policies

Set out below are the UDP policies that the proposals have primarily been assessed against. However, it should be noted that recommendations are based on assessment of the proposals against the development plan taken as a whole together with other material considerations.

London Borough of Camden Unitary Development Plan (2006)

SD6 - Amenity for occupiers and neighbours

B1 - General design principles

B3 - Alterations and extensions

B6 – Listed Buildings

B7 - Conservation areas

Camden Planning Guidance (2006)

Elsworthy Conservation Area Statement (1999)

As the draft LDF Core Strategy and Development Policies documents have now been published, they are material planning considerations. However, as a matter of law, limited weight should be attached to them at this stage.

DP24 Securing High Quality Design

DP25 Conserving Camden's heritage

DP26 Managing the impact of the development on occupiers and neighbours

Assessment

The proposal includes;

- The reinstatement of the entry steps to replace the current metal steps
- Replacement/refurbishment of the windows
- Reinstatement of balcony with lower ground floor extension below
- Refurbishment of full interior

Main considerations

- Impact on the Listed Building and Conservation Area
- Neighbourhood Amenity

Impact on the Listed Building and Conservation Area

External alterations: The proposed reinstatement of the first floor entrance is acceptable. There is evidence of blocked up entrance doors at this level and this is also shown on older plans of the building. As the building has been split into two units the upper flat has a separate external entrance which is accessed by metal stairs. The entire staircase is being replaced. The proposed stairs are considered acceptable in terms of bulk, design

and appearance.

At the rear it is proposed to erect a small extension at lower ground level. This would be minimal in size and have a limited impact on the surrounding area. Internally the original rear wall would be retained so the internal layout would not be harmed and only the fabric lost would be some non original sliding doors. The simple modern design is considered appropriate and would not harm the special interest of the listed building.

The balcony which was removed will be reinstated and extended to fit above the extension below. It will have a paved and brick appearance with metal balustrade line the front. The balcony itself is not considered to harm the character and appearance of the host building or the conservation area.

Existing original windows are retained and refurbished. This is encouraged as they will respect the host building. New French doors are proposed on the front elevation and are considered acceptable as they now relate to the overall façade of the property and are a significant improvement over the existing non original doors.

Internal alterations: In the course of previous alterations to the building many of the original features have been lost to the interior on the lower ground floor, however the plan form is still clearly discernable.

Under the previous application the lower ground floor the works were generally acceptable and preserved the floor plan at this level. There are few features that remain (the fireplace in the lower ground floor front room is incorrectly labelled as original) and the works preserve the layout of this level. A large opening is proposed between the front and rear room but enough of the wall is retained to define these two spaces as originally being separate.

The proposals for the ground floor have been significantly revised and conform with advice given previously. The floor plan is restored back to the original through the removal of the bathroom, vanity unit and lowered ceiling in the hall and the reinstatement of the opening between front and rear rooms (which was blocked up during the conversion of the building to flats). It is noted that a fireplace is to be removed where the proposed kitchen is to be located but the submitted photographs show this to be a brick structure which is clearly non original and detracts from the appearance of the room.

Further information regarding service routes and under floor heating is required and therefore will be conditioned.

Neighbourhood amenity

All internal works will not impact the amenity of the adjoining properties.

The introduction of the new stairs and the new door on the side elevation will not adversely impact the amenity of adjoining occupiers considering what already exists.

The window replacement in the existing opening will not adversely impact the amenity of the adjoining properties.

The reinstatement of the balcony is considered acceptable. The main usable section of the balcony will be towards the studio side of no.37. Only the small section of the balcony nearest to no.36 provides the potential opportunity for overlooking towards that property. It is acknowledged that glimpses into the windows on the side elevation of no.36 may be possible but at a distance of at least 5m and at such an angle it is considered they are not harmful enough to require a privacy screen which will add further bulk to the development which could potentially harm the special interest of the listed building.

The works are considered not to adversely impact on the amenity of the adjacent properties with regard to access to sunlight, daylight, or outlook and thus is considered to be consistent with Policy SD6 of the UDP.

Recommendation

Grant Planning Permission

Grant Listed Building Consent

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