

DESIGN & ACCESS STATEMENT
for
6 STEELES MEWS SOUTH
(Eton Conservation Area)

in support of

Planning Application
for
Removal of windows and doors,
Alteration of openings
to receive
new sliding/folding patio doors
to Ground & First Floor
and
Replacement balcony
to First Floor
to the
Courtyard Garden (side) Elevation
at

6 STEELES MEWS SOUTH
STEELES ROAD
LONDON
NW3 4SJ

by

PNA

on behalf of

MR P REES

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1.0 CONTEXT

1.1 ASSESSMENT

6 Steeles Mews South forms part of a U shaped mews to the south of Steeles Road and is located in the southern most corner and benefits from it's own ground floor courtyard to the south.

It is within Sub area 4 of the Eton Conservation Area in which there are no article 4 directions.

Although this Mews has undergone a fairly recent rebuild the 19th century arched entrance with it's grand pediment remains and is noted in the Camden Council Eton Conservation Appraisal & Management Strategy Document.

It is not listed in the buildings that make a positive contribution for any particular reason in The Eton Conservation Appraisal & Management Strategy Document but is unfortunately listed in the buildings that make a negative contribution because of the dormer. If viewed from above via Google earth the location of this offending dormer is clear, although almost unnoticeable from street view, but the layout of the Mews can be clearly seen as a U shape. This closely resembles the layout of the original building shown on OS maps as early as 1871-1875.

It is not within the Archaeological Priority Area

1.2 INVOLVEMENT

This unique property has recently been purchased by Mr Paul Rees who wishes to improve both the internal arrangement and the external appearance. Mr Rees has a good understanding of older buildings and would endeavour to carry out works sympathetic to the area.

We have been commissioned to assist him in his goal of receiving the necessary permissions to be able to carry out these works.

1.3 EVALUATION

The Mews are thought to have been originally built in around 1866 to serve the Victorian villas in the surrounding streets but were 'recently rebuilt' and described as 'architecturally plain'.

It could be argued that the window arrangement to the Courtyard Garden is somewhat erratic and with the windows to the South East wall of the neighbours house is subject to overlooking.

2.0 DESIGN

2.1 LAYOUT

The submitted planning application proposes removal of the 2 windows and 2 doors and rearrangement of the openings to receive 2 sliding/ folding patio doors to the South East corner away from the neighbour's wall to reduce current overlooking.

The proposed window arrangement would be more contemporary and arranged one above the other with a replacement balcony, with glass balustrade, extending out from the First Floor living room.

2.2 APPLICATION ADVICE

We were advised by one of your representatives that such proposals would be considered as Permitted Development but due to the alterations being to the 'Side Elevation' and the preference for clear glass we have submitted a Planning application for the alterations to this elevation.

We are therefore concurrently applying for a Certificate of Lawfulness for the insertion of windows, doors & rooflights in both original openings and altered openings to the front & back elevations, as directed by your representative (copy of email on next page). Whilst she did not detail what would be regarded as Permitted Development she did guide us to the current Permitted Development legislation. Class A3 (b) concerns replacement window and doors to side elevations and does not refer to dwellinghouses on within 'Article 1(5) land'.

Other advice received from your advice team was contradictory but only verbal and therefore we do not have not written confirmation.

3.0 ACCESS

The proposed alterations to the Elevations within this application will have no implications on Access.

PNA

April 2014

From: Planning <DCMail@camden.gov.uk>
Date: 16 June 2014 15:43:36 BST
To: "paul@paulrees.net" <paul@paulrees.net>
Subject: Permitted Development

Dear Paul,

Thank you for your enquiry regarding conversion of your garage to habitable space, changes to windows and installation of rooflights. From what you have described, it is likely all the works constitute permitted development.

If you would like a formal decision to be issued as to whether the proposed works constitute permitted development, an application would need to be made for a Certificate of Lawfulness, for a Proposed Development. If you wish to lodge an application, application forms can be completed online through the National Planning Portal www.planningportal.gov.uk. Guidance notes can be found on the Council's website [here](#)

The permitted development legislation can be found here:

<http://www.legislation.gov.uk/ukxi/1995/418/made>

Kind regards,

Tessa Craig

Advice and Consultation Team

Planning and Regeneration

Culture & Environment Directorate

London Borough of Camden

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www.camden.gov.uk/planning

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