

2017/1143/P – 6 Steele's Mews South





Photograph 1: View from proposal area towards No.1 Eton Road



Photograph 2: View towards south-west of the roof slope and proposal area



Photograph 3: View towards south-east of the roof slope and proposal area



Photograph 4: Existing rooflights serving the bedroom where the proposed dormer would be

Delegated Report (Members Briefing)		Analysis sheet		Expiry Date:		11/05/2017	
		N/A		Consultation Expiry Date:		19/05/2017	
Officer				Application Number(s)			
Raymond Yeung				2017/1143/P			
Application Address				Drawing Numbers			
6 Steeles Mews South London NW3 4SJ				Please refer to draft decision notice			
PO 3/4		Area Team Signature		C&UD		Authorised Officer Signature	
Proposal(s)							
Erection of side roof dormer.							
Recommendation(s):		Grant planning permission					
Application Type:		Householder application					
Conditions or Reasons for Refusal:		Refer to Draft Decision Notice					
Informatives:							
Consultations							
Adjoining Occupiers:				No. of responses	00	No. of objections	00
				No. Electronic	00		
Summary of consultation responses:		A site notice was displayed outside the site between 29/03/2017 and 19/04/2017 and the application was advertised in the local press on 13/04/2017 (expiring 04/05/2017). No responses were received.					
CAAC comments:		<u>Eton CAAC</u> : Objection. Objection to this minor alteration to relatively newly built mews property. <u>Officers' comments</u> : Please design section below.					

Site Description

The two storey dwelling is located on the southern corner of cul de sac Steele's Mews South. The site is within the Eton Conservation Area, but is not a listed building. The property has existing alteration to the windows, the roof benefits from existing rooflights in which two of them on the south side would be replaced by the new dormer.

Relevant History

2014/4225/P - Installation of new doors to altered openings to ground & 1st floor and 1st floor balcony to courtyard garden elevation. Granted, 08/08/2014.

2014/4226/P – Certificate of lawfulness for replacement of garage door with double doors, changes to windows and doors in front at 1st floor and installation of 3 x rooflights. Granted, 08/08/2014.

2014/5376/P - Installation of window at 2nd floor level. Granted, 29/10/2014.

Relevant policies

National Planning Policy Framework 2012

London Plan 2016

LDF Core Strategy and Development Policies

Core Strategy

CS5 (Managing the impact of growth and development)

CS14 (Promoting high quality places and conserving our heritage)

Development Policies

DP24 (Securing high quality design)

DP25 (Conserving Camden's heritage)

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

Supplementary Planning Guidance

CPG1 (Design) 2015

CPG6 (Amenity) 2011

Eton Conservation Area Statement 2002

Draft Camden Local Plan

The Camden Local Plan was formally submitted to the government for public examination in summer 2016. Following the public hearings, the Council is consulting on Main Modifications to the Local Plan. Following the Inspector's report into the examination, which is expected in early-mid April 2017, policies in the Local Plan should be given substantial weight. Adoption of the Local Plan by the Council is anticipated in June or July. At that point the Local Plan will become a formal part of Camden's development plan, fully superseding the Core Strategy and Development Policies, and having full weight in planning decisions.

The following policies are considered to be relevant:

G1 Delivery and location of growth

A1 Managing the impact of development

D1 Design

D2 Heritage

Assessment

1.0 Proposal

1.1 The proposal is for the erection of side roof dormer; this would be to the side of the roof facing south-east facing the rear garden of the property of No.1 Eton Road and would replace existing two rooflights which serve the existing 3rd bedroom within the roof space.

2.0 Assessment

2.1 The principle planning considerations are considered to be as follows:

- Design (impact on the character and appearance of the host building and Belsize Conservation Area); and
- Impact on neighbouring amenity.

3.0 Design

3.1 Policy CS14 aims to ensure the highest design standards from developments. This is supported by policy DP24 which requires all development, including alterations and extensions to be of the highest standard of design and to respect the character, setting, form and scale of the host building and neighbouring properties. Policy DP25 seeks to preserve and enhance the character and appearance of conservation areas.

3.2 CPG1 provides advice regarding dormer extensions, the proposal would accord with this guidance in being set down from the ridge and sides by more than 500mm. It is not set up from the eaves by this distance but the dormer would be screened by the existing parapet wall which in itself measures around 500mm height from the second floor upwards, as such this is considered acceptable.

3.3 It would measure 3.6 metres width which would be less than half of the length of the depth of the house on that sign which measures around 10 metres.

3.4 The dormer would consist of aluminium framed windows, frameless rooflight and zinc clad cheeks which are considered acceptable for modern dormers, such cannot be seen from the wider public realm.

3.5 The proposal is considered to be acceptable in design terms as the proposed dormer would be subservient to the existing building and respect the architectural style of the existing building and the development pattern of the surrounding area. The surrounding area is characterised by residential units with front and rear dormers, so such proposal is not uncommon.

5.0 Amenity

5.1 Policy CS5 seeks to protect the amenity of Camden's residents by ensuring the impact of development is fully considered. Furthermore, Policy DP26 seeks to ensure that development protects the quality of life of occupiers and neighbours by only granting permission for development that would not harm the amenity of neighbouring residents. This includes privacy, outlook, and implications on daylight and sunlight.

5.2 In terms of privacy, as mentioned above, there is an existing parapet wall, this would screen up to 500mm from the floor upwards and therefore would not lead to overlooking towards the occupiers at No.1 Eton Road and therefore would not be contrary to the policy listed above. The dormer window's location is also over 60 metres away from the nearest window at no. 1 Eton Road and is therefore not considered to result in detrimental loss of privacy. The proposal would not lead to other adverse impacts aforementioned, due to its nature, size and location.

6.0 Conclusion

6.1 The proposal would not harm the character and appearance of the conservation area. Subject to conditions, the proposal is not considered to unduly harm the amenities of neighbouring residents.

7.0 Recommendation

7.1 Grant conditional 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 8th May 2017, 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'.

Mr Ali Mahinfar
IMAGE Architecture Ltd
86 North End Road
London
NW11 7SY

Application Ref: **2017/1143/P**
Please ask for: **Raymond Yeung**
Telephone: 020 7974 **4546**

26 April 2017

DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**6 Steele's Mews South
LONDON
NW3 4SJ**

DECISION

Proposal:

Erection of side roof dormer.

Drawing Nos: Location plan, 1712-101, 1712-102.

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 All new external work shall be carried out in materials that resemble, as closely as

Executive Director Supporting Communities



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:

Location plan, 1712-101, 1712-102.

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.
- 3 The emerging London Borough of Camden Local Plan is reaching the final stages of its public examination. Consultation on proposed modifications to the Submission Draft Local Plan began on 30 January and ended on 13 March 2017. The modifications have been proposed in response to Inspector's comments during the examination and seek to ensure that the Inspector can find the plan 'sound' subject to the modifications being made to the Plan. The Local Plan at this stage is a material consideration in decision making, but pending publication of the Inspector's report into the examination only has limited weight.

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.

You can find advice about your rights of appeal at:

<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

Yours faithfully

Director of Regeneration and Planning

DRAFT

DECISION