

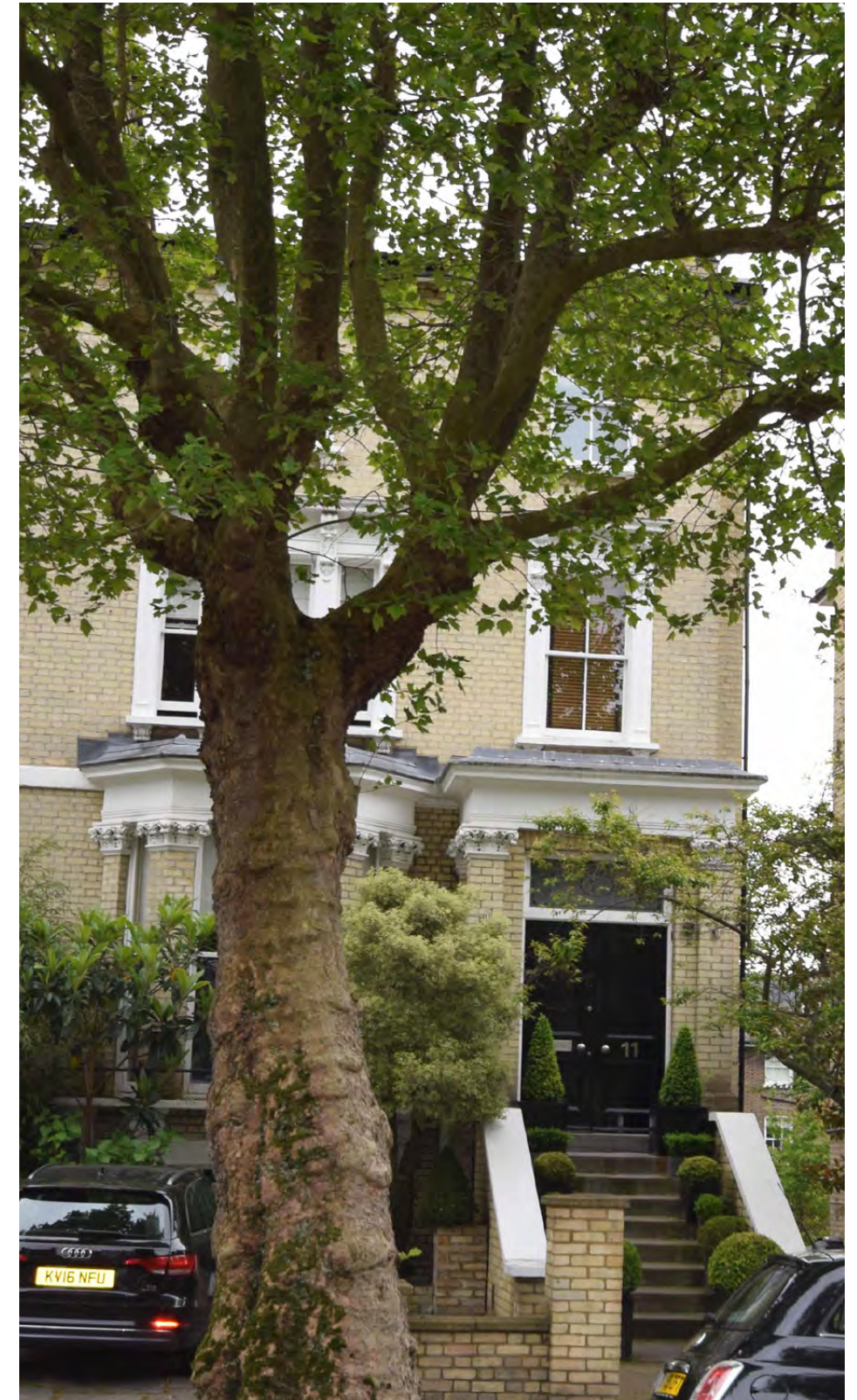
## PRE-PLANNING APPLICATION

**Date:** July 24th, 2017

**Address :** 11 STEELE'S ROAD, LONDON NW3 4SE

**Description :**

- REAR DORMER WINDOW
- MODERN ORIEL WINDOW TO SIDE ELEVATION AT LOWER GROUND FLOOR LEVEL
- SLIMLITE DOUBLE GLAZING THROUGHOUT
- SIDE ENTRY GATE AT LOWER GROUND LEVEL

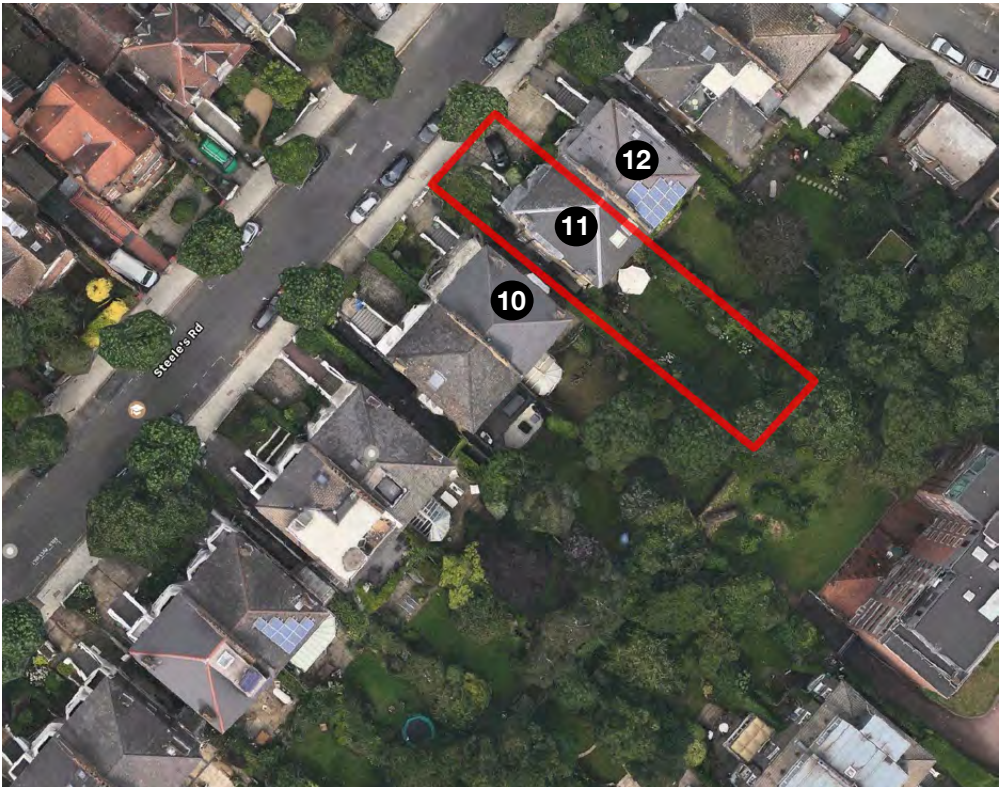


View of 11 Steele's Road



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Birdseye View of Steele's Road



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## 1.0\_Introduction

This planning application follows the pre-planning application submitted on June 14th. The advise was received on July 12th, 2017.

The application relates to works to no.11 Steele's Road, London, NW3 4SE. There is a current planning applicaiton with the Ref 2017/3305/NEW for an application, which Camden Council has previously granted consent for.

This document has the following files attached:

- Existing Photographs



Rear view of 11 & 12 Steele's Road

# 1.1\_Site Context

Located within Camden Council, no.11 Steele’s Road falls under the Eton Conservation Area, which was originally designated in December 1973. The report to the Borough’s Planning and Communications Committee stated: “The Eton Villas area is a small but complete enclave of early Victorian Villas centred around St Saviour’s Church”.

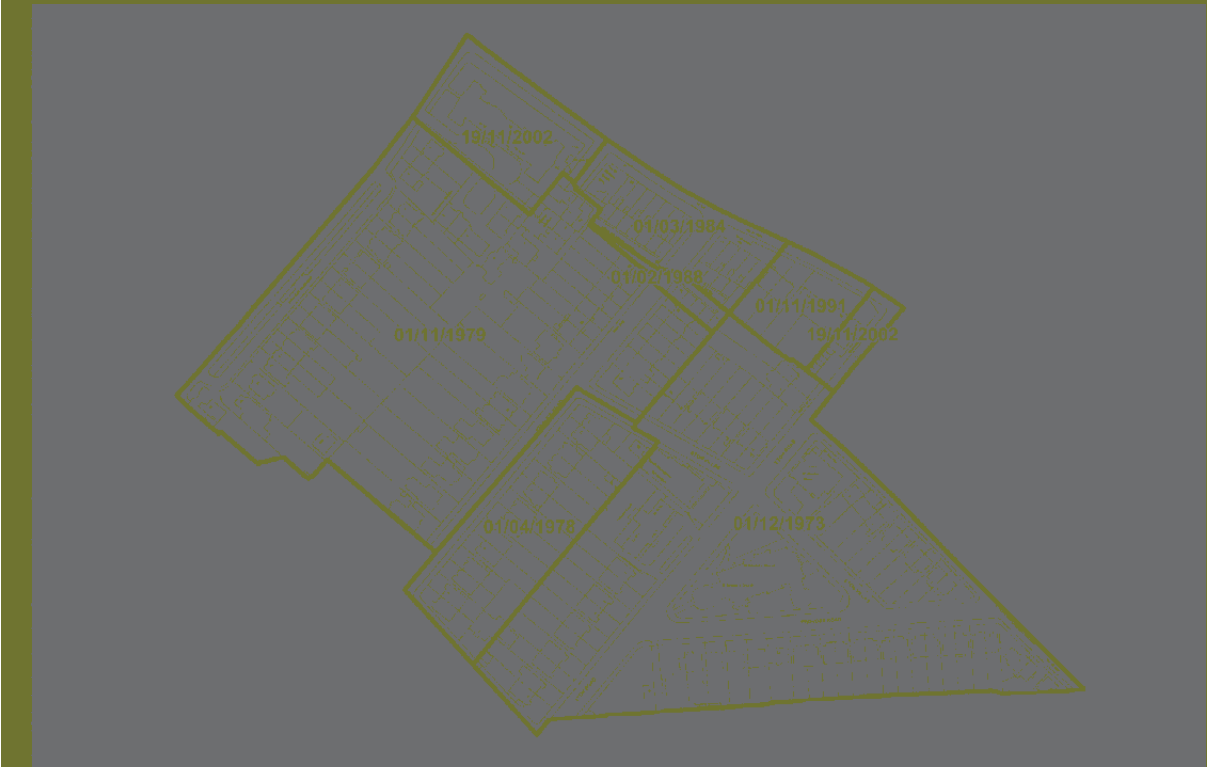
Nos 1-14 (cons) are pairs of semi-detached buff brick villas with classical stone detailing and hipped slate roofs.

- Mature London Planes within the street.
- Tiled signage at both ends of the street.
- Cobbled entrance to Steele’s Mews north.
- There are a variety of original frontage boundary walls and gate piers that are important in defining the street.

Conservation & Urban Design Team  
London Borough of Camden  
Environment Department  
Town Hall Extension  
Argyle Street, London WC1H 8ND



Camden and location of Conservation Area



Designation dates



# 1.2\_Planning History

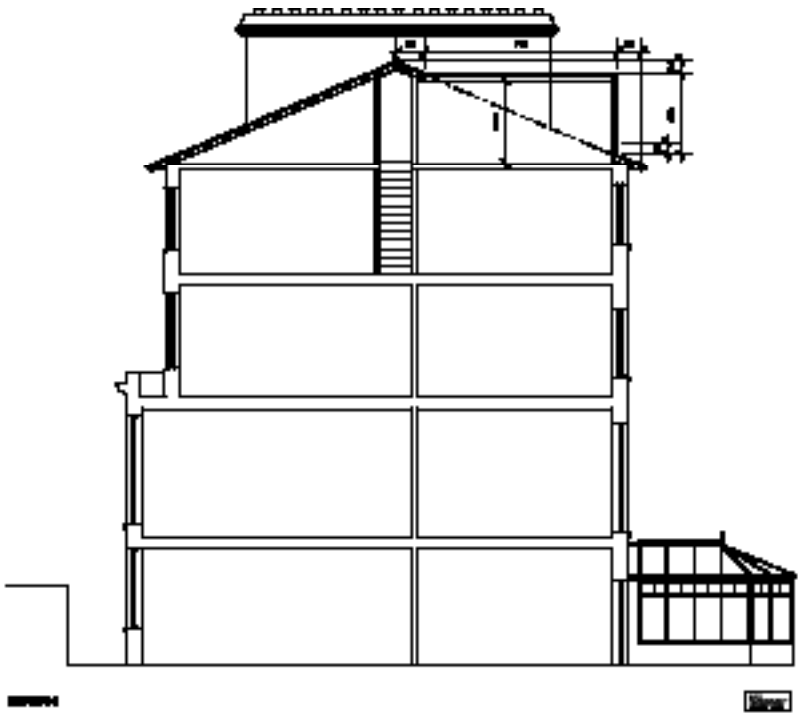
There are a number of permissions for dormer windows granted within the last 10 years. Furthermore, both Eton and Steele’s Road have had substantial changes to the roofs. We have only listed the two most relevant below.

Please refer to planning applicaitons 2008/1774/P (3 Steele’s Road) and 2008/1116/P (5 Steele’s Road). We have attached below drawings submitted by the architects.

Furthermore, we attached a study showing the variety of roofs, which have undergone severe amount of re-configurations.



3 Steele’s Road  
Application Number 2008/1774/P  
Drawings downloaded from Camden Council



Application Number 2008/1116/P  
Drawings downloaded from Camden Council



5 Steele’s Road  
Application Number 2008/1116/P  
Drawings downloaded from Camden Council

# 1.2\_Planning History

<b>33 Steele's Road</b> Pl. Appl. - PWX0202300 granted 2002	
<b>34 Steele's Road</b> Pl. Appl. - 2003/1748/P granted 2003	
<b>11 Steele's Road</b>	
<b>Flat 4, 3 Steele's Road</b> Pl. Appl. - 2008/1774/P granted 2008	
<b>5 Steele's Road</b> Pl. Appl. - 2008/1116/P granted 2008	
<b>7 Steele's Road</b> Pl. Appl. - 8401049 granted 1984	
<b>13C Eton Road</b> Pl. Appl. - 2015/5239/P granted 2016	
<b>10 Eton Road</b> Pl. Appl. - 2004/2894/P granted 2004	

precedents variations of dormers/ dormer and terrace

precedents dormers Eton Road

precedents dormers Steele's Road



## 2.0\_Planning Considerations

The following policies from the Camden Development Policies and Camden Local Development Framework, core strategy have been particularly taken into consideration in the proposed design:

- Policy G1 Delivery and location of growth
- Policy A1 Managing the impact of development
- Policy D1 Design
- Policy D2 Heritage

- Camden Planning Guidance
- CPG1 (Design) 2015
- CPG 4 (Basements and lightwells)
- CPG6 (Amenity) 2011

- Eton Conservation Area Statement 2002

## 2.1\_Design Proposal

### Front Elevation

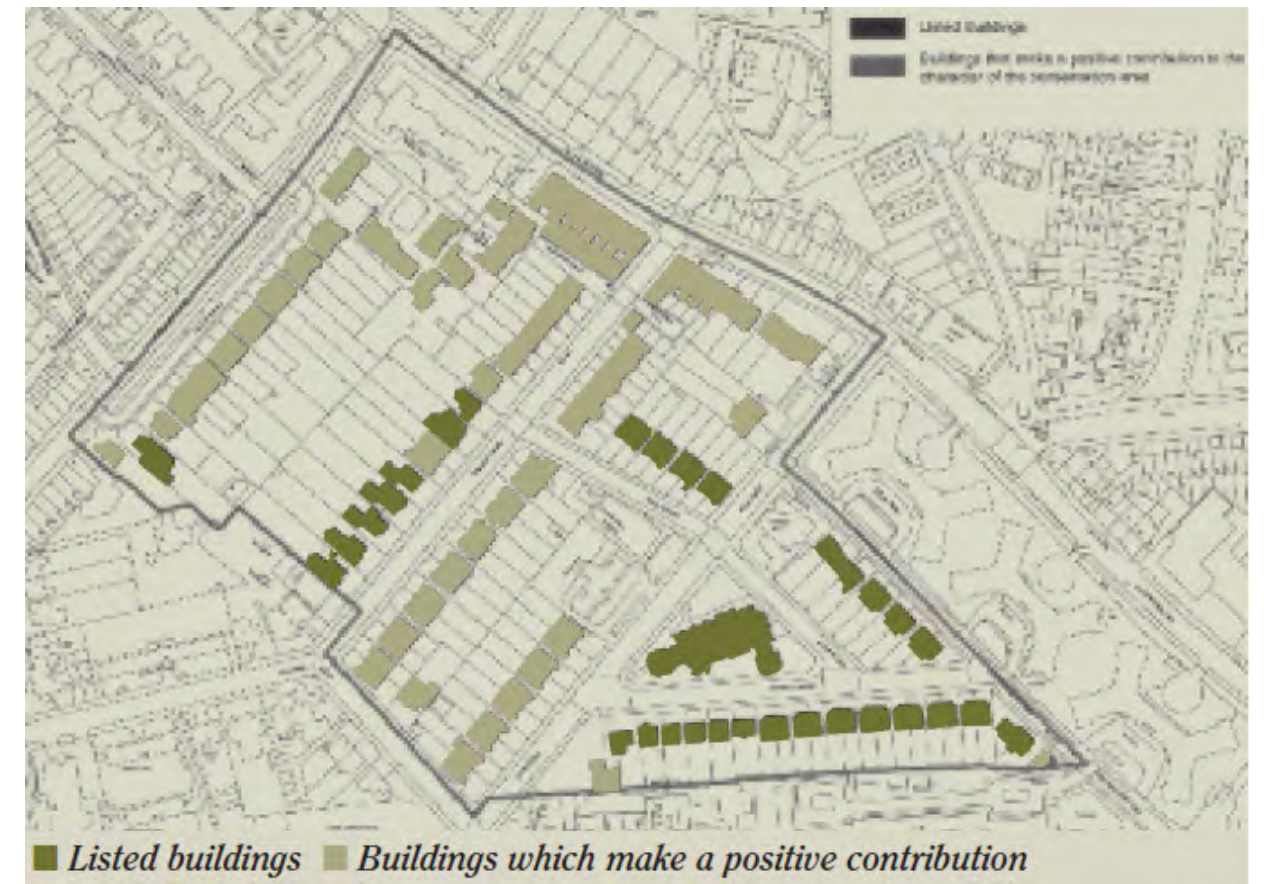
All sash-windows are to be exchanged and replaced like for like with slimlite 4mm double glazing. The window frame and glazing bars of the replacement windows will match the existing as per the pre-planning advise.

A new side passage entry gate is proposed at lower ground level, which will mirror the adjoining properties. The gate will not be entirely visible or dominant within the streetscene.

### Side Elevation

It is proposed to introduce a modern oriel window to the side elevation at lower ground floor level.

There is hardly any visual impact to the neighbour due to the height of the neighbouring party walls and landscaping. The winow is not visible from a public pathway, as it is located beyond the side passage door and will not adversely impact the character of the Conservation Area





## 2.1\_Design Proposal

### Rear Elevation

All sash-windows are to be exchanged and replaced like for like with slimlite 4mm double glazing. As per the front elevation, the window frame and glazing bars of the replacement windows will match the existing as per the pre-planning advise.

A dormer window is proposed to the rear roof to enable better use of the loft space. Pleases refer to planning applications 2008/1774/P (3 Steele's Road) and 2008/1116/P (5 Steele's Road)

The following amendments were made to ensure it will be in accordance with the policy:

- Set in from the ridge and sides by 0.5m and similarly 0.5m up from the eaves.
- Aligned with windows on the lower floors and be of a size that is clearly subordinate to the windows below.
- The proposed materials for the external face of the dormer will be in slates to match existing roof.

## 3.0\_Use

No change is proposed to the use of the property; it will remain as a C3 single residential dwelling.



3D Arial View of 11 Steele's Road



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## 4.0\_Layout

The original interior and exterior layouts and building fabric appear to be intact with some minor alterations having been carried out. Namely the 1962 application which had the kitchen in a different location.

The modern oriel window will allow further light into the lower ground floor and create a seating corner.

The existing layout of the loft space currently prevents a visual connection to the garden, as well as height restrictions, it is therefore the proposed to create a rear dormer window.

Internally, the main alteration is swapping the adjacent locations of the dining room and kitchen with one another. It is therefor intended to lower the front light-well in order to gain further light into the kitchen.

These works would bring a significant improvement to the quality and functionality of the interior spaces and bringing increased daylight.

## 5.0\_Access

- The existing front access, as well as the side passage door remain unchanged.
- The works will not affect the off-street parking at the front of the house. Any skips will be positioned on the off-street parking, which the house benefits from.
- The property is within walking distance from key services and amenities.
- The existing traffic levels along Steele's Road will not be affected.
- Bus stops on Haverstock Hill (routes 168 & N5) 2mins walk.
- London Underground (Northern Line).

## 6.0\_Scale and Appearance

The house has not been previously extended. There is a current planning application lodged with the council for the opening of the lower ground rear elevation. The applicaiton number is: Ref 2017/3305/NEW.

The proposal which are sought in this planning applicaiton are respectful to the existing elevations and do not conflict with the historic architecture.

## 7.0\_Conclusion

To conclude, the works to be done will only affect non-original features.

Externally, there will be no visible change to the front elevation.

The modern oriel window to the side elevation is not visible from a public road and is located behind the side passage door.

The dormer window to the rear elevation is only visible from Eaton Road.

This design proposal has carefully considered the council's local development plans and policies. The proposed works are considerate of the contextual heritage of the house both externally and internally as well as neighbouring properties.



## 8.0\_Photographic Survey



Front view of 11 Steele's Road



Rear view of 11 Steele's Road





View of 10 and 11 Steele's Road side passages and gate gate



View of 10 and 11 Steele's Road side passages and gate gate





View of 10 and 11 Steele's Road side passages



View of 11 Steele's Road side passages and shed