

Planning – Development Control
Camden Council
Camden Town Hall
London WC1H 8ND

Michael and Doireann Constantine
Flat E, 24 Steele's Road
London NW3 4RE

20 April, 2018

Dear Sir or Madam

Flat E, 24 Steele's Road, London NW3 4RE – Full planning permission application

We write to you regarding our application for full planning permission for the installation of two dormer windows at the above property. This letter forms part of our planning application and accompanies the application form and site and location plans.

The Site

The property comprises a third floor flat at 24 Steele's Road, which itself has been converted into five separate flats. Number 24 is on the north side of Steele's Road, which is located off Haverstock Hill between Belsize Park and Chalk Farm. 24 Steele's Road falls within the Eton Conservation Area (sub area 1) which was described as "a small but complete enclave of early Victorian Villas centred around St Saviour's Church" in the report to the Borough's Planning and Communications Committee. The north side of Steele's Road is lined with mature trees and partly comprised of grade II listed buildings, although 24 Steele's Road is not a listed building. No.s 23-29 are terraced properties with lower ground and three main floors and are in brick with stucco detailing. Many of the properties have been converted into flats.

Planning History

There have been a number of planning permissions granted for dormer windows in the Eton Conservation Area, some of the most recent of which are listed below:

- 11 Steele's Road, 2017/4375/P, granted 2017;
- Flat 4, 3 Steele's Road, 2008/1774/P, granted 2008;
- 5 Steele's Road, 2008/1116/P, granted 2008;
- 34 Steele's Road, 2003/1748/P, granted 2003;
- 33 Steele's Road, PWX0202300, granted 2002;
- 13C Eton Road, 2015/5239/P, granted 2016; and
- 10 Eton Road, 2004/2894/P, granted 2004.

Additionally, properties either side of 24 Steele's Road, namely No.s 23 and 25, each have large rear dormers and front dormers, as do the majority of properties both on the north and south sides of Steele's Road.

Design Proposal and Planning Considerations

The proposal has been designed to comply with all relevant aspects of Camden Planning Guidance (CPG1) and the Eton Conservation Area Statement (2002). The dormer windows have been proposed to enable better use of the loft space, so as to remove the significant restricted height that the flat suffers from and bring a significant improvement to the quality and functionality of the internal space, as well as bringing increased daylight to the property. Installation of the dormer windows would facilitate the creation of a second bedroom, and the transfer of the kitchen to an open-plan living

room/kitchen area.

Careful attention has been paid to ensure that the dormers have been sensitively designed in relation to the building and other adjacent roofs, where there is an established form of roof addition and alteration. The proposal is respectful to the existing elevations and does not conflict with the architecture of the street. The dormer windows will be double glazed, and are designed to be of a size that is clearly subordinate to the windows below and constructed without raising or cutting through the roof ridge. The proposed materials for the external face of the dormers will complement the main building and the wider townscape, and slates will be used to match the existing roof. As such, we do not believe the new dormer windows will have a detrimental impact on the surrounding area.

Use and Access

No change in use is proposed to the use of the property, and the existing front access will remain unchanged.

Conclusion

Our design proposal has carefully considered the council's local development plans and policies, and we believe that the proposed works are architecturally sympathetic to the age and character of the building, as well as to the neighbouring properties on Steele's Road and the wider Eton Conservation Area.

With this in mind, we hope that you consider upon our application favourably and we look forward to your response. We remain at your disposal and willing to cooperate fully with you in order to resolve the application positively and successfully.

Yours faithfully,

Michael and Doireann Constantine