

2018/1612/P – 16 Eton Road, NW3 4SS



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1) Front/side elevation of no.16



2) Front elevation of no.16 & 18 showing existing dormer at no.18



3) Aerial image showing similar developments at nos. 18, 26 & 28

Delegated Report (Members Briefing)		Analysis sheet	Expiry Date:	21/06/2018
		N/A	Consultation Expiry Date:	24/05/2018
Officer			Application Number(s)	
Ben Farrant			2018/1612/P	
Application Address			Drawing Numbers	
16 Eton Road London NW3 4SS			Please refer to draft decision notice	
PO 3/4	Area Team Signature	C&UD	Authorised Officer Signature	
Proposal(s)				
Erection of dormer window to front roof slope; replacement of existing windows and roof light; replacement handrails to entrance steps				
Recommendation(s):		Grant conditional planning permission		
Application Type:	Householder			

Conditions or Reasons for Refusal:	Refer to Draft Decision Notice					
Informatives:						
Consultations						
Adjoining Occupiers:	No. notified	0	No. of responses	0	No. of objections	0
Summary of consultation responses:	<p>A site notice was displayed on 02/05/2018 (consultation end date 23/05/2018).</p> <p>A press notice was displayed on 03/05/2018 (consultation end date 24/05/2018).</p> <p>No objections were received in response to public consultation.</p>					
Eton Conservation Area Advisory Committee (CAAC)	<p>An objection was received from the Eton Conservation Area Advisory Committee (CAAC):</p> <p>“[...] As proposed, the application for the formation of the dormer window should not be approved. The dormer is not aligned with the fenestration of the front elevation. Nor is it decisively or effectively unaligned. Its position, being solely determined by interior head height, causes a relatively ‘minor’ element to be inappropriately noticeable because of the way it snags the eye. This kind of misjudgement can, if allowed, have an accumulatively ruinous effect upon a conservation area.”</p> <p><u>Officer Comment:</u> <i>The siting, scale and design of the dormer is assessed in section 3 of the report below</i></p>					

Site Description

The application site comprises a large four storey semi-detached Victorian property situated on the southern side of Eton Road, close to the junction with Fellows Road. By reason of its corner location, the side boundary wall abuts Fellows Road and means that the rear elevation is prominent in the streetscene.

The property is located within the Eton Conservation Area and is noted to be a positive contributor in the Conservation Area statement, which also refers to no's 7-16 as an 'imposing and consistent group'.

Relevant Planning History

16 Eton Road (Application Site)

None directly applicable

10 Eton Road

2004/2894/P - Erection of a single storey rear extension with roof terrace above, installation of rear dormer with terrace and front dormer with alterations to the rear and side fenestration – Granted Subject to Conditions 27/08/2004

Relevant policies

National Planning Policy Framework (2012)

London Plan (2016)

Camden Local Plan (2017)

A1 Managing the proposed impact of development

D1 Design

D2 Heritage

Camden Planning Guidance

CPG1 Design (2018)

CPG6 Amenity (2018)

Eton Conservation Area Appraisal and Management Strategy

Assessment

1. The proposal

1.1. This application seeks planning permission for the following works:

- Formation of a front facing dormer roof extension; the addition would have a height of 1.4m and width of 2m and a depth of 3m. It would be finished with lead clad cheeks with front facing timber casement windows
- Replacement all single glazed windows with double glazing to match the existing
- Installation of rear facing conservation style roof light
- Replacement black painted metal railings to front external staircase

2. Revisions

2.1. The following revision was made to the scheme during the course of the application:

- Alteration of proposed material on the cheeks of the dormer from zinc cladding to lead

3. Design

- 3.1. CPG1 advises that roof alterations are likely to be acceptable where there is an established form of roof addition to a group of similar buildings and where continuing the patterns of development would help to re-unite the group. Most of the properties along this side of Eton Road have installed dormers on the front and side roof slopes, including the adjoining pair at no.15. The principle of the dormer is therefore thought to be acceptable and could bring about a symmetry between the pair of properties. Several of the dormers along the street seem to have come about as a result of historical permissions or without benefit of planning permission and are prominent additions to the property which demonstrate little response to the fenestration below. This is reflected in the Eton Conservation Area statement which states, 'there have been a number of unsympathetic frontage dormer extensions along the street that detract from the architectural consistency of the group'. Due to the property being sited on a corner, the roof level is especially prominent and therefore it is important the dormer is designed sensitively. This is supported by the Conservation Area statement guidance which states that the provision of new dormers, particularly on roof slopes which are clearly visible from the street, needs to be carefully controlled.
- 3.2. The siting of the proposed dormer would be set back into the roof slope. The detailed design of the proposed dormer is considered to be acceptable in terms of its siting, proportions, design and material finish. Whilst it is acknowledged that the dormer is not centred above the windows below, this is considered not to represent harm to the building and refusal is not warranted on this basis.
- 3.3. Similarly the replacement external railings with a modern equivalent with a similar visual appearance to the existing, and replacement timber casement windows (double rather than single glazed) are considered to be acceptable alterations which would cause no harm to the character, appearance, or historic interest of the host property or surrounding conservation area.
- 3.4. Given the above assessment, the proposal is considered not to result in harm to the character, appearance, or historic interest of the property or the surrounding conservation area.
- 3.5. The proposal is considered to preserve the character and appearance of the conservation area. Special attention has been paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area, under s.72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended by the Enterprise and Regulatory Reform Act 2013.

4. Impact on neighbouring amenity

- 4.1. Policy A1 of the Local Plan seeks to protect the quality of life of neighbouring occupiers. The factors to consider include: visual privacy and outlook; sunlight, daylight and overshadowing; artificial light levels; noise and vibration.
- 4.2. The proposed addition would be located at roof level with front facing windows overlooking the street. As such, it is considered not to result in undue harm to neighbouring properties, nor would it result in harmful levels of overlooking.

- 4.3. Overall, the proposal is considered to be acceptable in terms of its impact on privacy, outlook, sunlight, daylight, overshadowing, artificial light levels, noise, and vibration.
- 4.4. As such, the proposed development is in general accordance with policies D1, D2 & A1 of the London Borough of Camden Local Plan 2017, the London Plan 2016, and the National Planning Policy Framework 2012.

Recommendation:

Grant planning permission subject to conditions.

The decision to refer an application to Planning Committee lies with the Director of Regeneration and Planning. Following the Members Briefing panel on Monday 25th June 2018, 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'.

Application ref: 2018/1612/P
Contact: Ben Farrant
Tel: 020 7974 6253
Date: 14 June 2018

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DRAFT

Dear Sir/Madam

DECISION

Town and Country Planning Act 1990 (as amended)

Householder Application Granted

Address:

**16 Eton Road
London
NW3 4SS**

DECISION

Proposal:

Erection of dormer window to front roof slope; replacement of existing windows and roof light; replacement handrails to entrance steps

Drawing Nos: HW382_E001, HW382_E010, HW382_E099, HW382_E100, HW382_E101, HW382_E102, HW382_E103, HW382_E200, HW382_E201, HW382_E202, HW382_E300, HW382_P010-1, HW382_P099-1, HW382_P100, HW382_P101-1, HW382_P102-1, HW382_P103, HW382_P104-1_REV.A, HW382_P200-1_REV.A, HW382_P201-1_REV.A, HW382_P202-1 & HW382_P300-1_REV.A

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 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 D1 and D2 of the London Borough of Camden Local Plan 2017.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans: HW382_E001, HW382_E010, HW382_E099, HW382_E100, HW382_E101, HW382_E102, HW382_E103, HW382_E200, HW382_E201, HW382_E202, HW382_E300, HW382_P010-1, HW382_P099-1, HW382_P100, HW382_P101-1, HW382_P102-1, HW382_P103, HW382_P104-1_REV.A, HW382_P200-1_REV.A, HW382_P201-1_REV.A, HW382_P202-1 & HW382_P300-1_REV.A.

Reason: For the avoidance of doubt and in the interest of proper planning.

DRAFT

Informative(s):

- 1 Your proposals may be subject to control under the Building Regulations and/or the London Buildings Acts that 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, Judd St, Kings Cross, London NW1 2QS (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 Noise and Licensing Enforcement Team, Camden Town Hall, Judd St, Kings Cross, London NW1 2QS (Tel. No. 020 7974 4444 or search for 'environmental health' on the Camden website 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.

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

David Joyce
Director of Regeneration and Planning