

# Flat E, 24 Steele's Road, London, NW3 4RE (2018/1878/P)



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Flat E, 24 Steele's Road, London (2018/1878/P)



Photo 1: Front elevation of application site



Photo 2: Ariel view of front of the application site and terrace of which it forms a part





Photo 3: Ariel view of rear of the application site and terrace of which it forms a part



Photo 4: View of terrace looking southwest showing existing dormer windows



Photo 5: View of the rear of the properties from Stanbury Court (private residential estate)

<b>Delegated Report (Members Briefing)</b>	<b>Analysis sheet</b>	<b>Expiry Date:</b>	<b>26/07/2018</b>
	N/A / attached	<b>Consultation Expiry Date:</b>	<b>05/08/2018</b>
<b>Officer</b>		<b>Application Number(s)</b>	
Elaine Quigley		2018/1878/P	
<b>Application Address</b>		<b>Drawing Numbers</b>	
Flat E 24 Steele's Road London NW3 4RE		See draft decision notice	
<b>Proposal(s)</b>			
Installation of front and rear dormer window in association with the creation of additional habitable accommodation in the roof.			
<b>Recommendation(s):</b>	Grant conditional planning permission		
<b>Application Type:</b>	Full Planning Permission		



Conditions or Reasons for Refusal:	<b>Refer to Draft Decision Notice</b>					
Informatives:						
<b>Consultations</b>						
Adjoining Occupiers:	No. notified	<b>00</b>	No. of responses	<b>00</b>	No. of objections	<b>00</b>
			No. Electronic	<b>00</b>		
Summary of consultation responses:	A site notice was displayed from 06/07/2018 to 30/07/2018 and a press notice was advertised from 12/07/2018 to 05/08/2018. No correspondence was received from neighbouring occupiers					
Eton CAAC	<p>Eton CAAC – <b>objects</b> to the original proposal on the following grounds</p> <ul style="list-style-type: none"> <li>The design and access statement advises that the “proposed has been designed to comply with all relevant aspects of Camden Design Guidance but it does not comply, not with paragraph 5.11.d</li> </ul> <p><i>Officer comment: See Paragraphs 3.3 to 3.6</i></p> <ul style="list-style-type: none"> <li>Front roof slope – the existing dormer consisting of a glazed door, wise window and little balcony predates the areas conservation status, is awkward looking, and yet perhaps oddly characterful alongside it are two identical roof lights. Together the three parts don’t make for an especially good arrangement. The proposed dormer, in replacing the rooflight which is unaligned with the fenestration below, does nothing but emphasis the lack of alignment. And in being very uncomfortable close to the existing dormer, it makes the overall dormer presence on the slope appear disproportionately large</li> </ul> <p><i>Officer comment: See Paragraphs 3.3 to 3.5</i></p> <ul style="list-style-type: none"> <li>Rear roof slope – the style of the two proposed dormers is insensitive as regards the character of the house. Both dormers are unaligned with the rear fenestration, and are disproportionately large.</li> </ul> <p><i>Officer comment: See Paragraphs 2.2 and 3.6</i></p> <ul style="list-style-type: none"> <li>There are no detail drawings with this application. This, in itself should be serious cause for concern.</li> </ul> <p><i>Officer comment: The drawings submitted are considered sufficient to understand the proposal and make the necessary assessment</i></p>					
<b>Site Description</b>						
<p>The application site is located on the north west side of Steele’s Road in close proximity to the junction with Haverstock Hill to the north. It comprises a three storey mid-terrace property with basement and accommodation in the roof. The building has been sub-divided into flats and the proposal relates to the top floor flat. It forms part of a terrace of similar properties and is situated within the Eton Conservation Area.</p>						
<p>The character and appearance of the Eton Conservation Area generally comprises residential properties with some cohesion in terms of their age, building line, height, massing general use of materials and detailing. The terrace, nos. 23-29, of which the site forms a part, generally mirrors that opposite which adds to its interest. The property, as a whole, forming part of a terrace, makes a positive contribution to the character and</p>						

appearance of the conservation area – this is confirmed in the Eton Conservation Area Statement.

## Relevant History

### Application site:

Planning permission was **granted** on 25/04/1985 (ref 8500485) for the formation of a new window in the rear elevation at second floor level.

Planning permission was **granted** on 05/12/1990 (ref 9005397) for alterations to existing front and rear dormer windows. This permission was not implemented and lapsed.

### Surrounding properties (with roof extensions):

#### Flat 4, 3 Steele's Road

Planning permission was **granted** on 03/06/2008 (ref 2008/1774/P) for erection of a dormer on the rear roof slope, 2 roof lights on the front roof slope, and 1 on the side roof slope, to provide additional accommodation to the top floor flat.

#### 5 Steele's Road

Planning permission was **granted** on 20/05/2008 (ref 2008/1116/P) for erection of dormer in the rear roof slope to provide additional accommodation for the dwellinghouse.

#### 23 Steele's Road

Planning permission was **granted** on 02/11/1999 (ref PW9902674) for replacement of the rear roof dormer by an inset dormer with terrace plus replacement of an existing rooflight with a lantern type rooflight.

#### Flat second and third floor, 26 Steele's Road

Planning permission was **refused** on 08/07/2014 (ref 2014/1366/P) and **appeal allowed** on 17/11/2014 (ref APP/X5210/A/14/2225046 (Appeal A)) for demolition of existing dormer roof extension and the erection of an enlarged dormer extension and the replacement of existing rooflight with a new dormer window all associated with works to the front elevation.

The reason for refusal related to the scale, siting and detailed design of the roof dormers and they were considered harmful to the appearance of the host building, wider terrace and the character and appearance of the Eton Conservation Area. During the appeal with Council confirmed that the larger of the two dormers was acceptable in terms of position, scale and bulk. Its concerns related to the position, scale and bulk of the smaller of the two dormers, the detailed design of both and the cumulative effect on the appeal site.

The Inspector found that the smaller dormer, although close to the chimney stack and firewall, would result in some separation and would be set down from the ridge sufficient to read as a separate small projection within the roof slope. He went on to confirm that *"it would be in line with the larger dormer [proposed and together they would fit comfortably within the roof slope, with appropriate space between, such that they would appear subservient to the roof."* He concluded that the proposed dormer would be appropriately designed and together would be subservient to the existing roofscape and relate appropriately to the host building.

This permission has not been implemented and has now lapsed.

The west part of the terrace includes a number of properties that have two front dormer windows in the front roofslope.

#### 27 Steele's Road

Planning permission was refused on 25/05/1989 (ref 8905129) for the retention of the existing dormer windows at the front and rear. There is no enforcement record associated with these works and the dormers have been in place for over 4 years and are exempt from any enforcement action.

#### 28 Steele's Road

Planning permission was **granted** on 24/10/2000 (ref PWX0002645) for the enlargement of existing front dormer, installation of a rooflight to the rear roof slope and enlargement of existing rear dormer and creation of a roof balcony

29 Steele's Road

Planning permission was **granted** on 26/02/2001 (ref PWX0002843) for alterations to the top maisonette, including the erection of two dormers on the front part of the roof and changes to the layout of an existing rear roof.

**Relevant policies**

**National Planning Policy Framework 2019  
The London Plan (2016)**

**Camden Local Plan (2017)**

A1 – Managing the impact of development  
D1 – Design

**Camden Planning Guidance**

CPG1 Design (July 2015 updated March 2018)  
CPG Amenity (March 2018)

**Eton Conservation Area Statement (November 2002)**

**Assessment**

**1.0 Proposal**

1.1 Permission is sought for the installation of 1 dormer window on the front roofslope and 1 dormer window on the rear roofslope. There is already an existing dormer window with full height door opening and two roof lights within the front roofslope and a dormer window in the rear roofslope that would be removed as part of the proposal.

**2.0 Amendments**

2.1 During the course of the application the original proposal included the installation of one dormer window in the front roofslope next to the existing dormer window. Following an initial review of the proposed works and in response to comments raised by the CAAC, it was considered that the installation of a second dormer window within the front roofslope would result in visual clutter and was considered unacceptable. In response, the applicants revised the proposal to include removal of the existing dormer window and replacement with one dormer window in a more central position within the roofslope.

2.2 The original drawings also included the removal of the existing dormer window in the rear elevation and replacement with a larger dormer window. The rear dormer window was considered to be architecturally unsympathetic to the host building in terms of its size, fenestration and its close proximity to the existing chimney breast. In response to officer's concerns, the applicant revised the proposal to reduce the width of the rear dormer window, change the fenestration to be more reflective of the existing fenestration below and to position it away from the chimney breast. The table below includes the changes:

Dormers	Height (m)	Width (m)	Depth (m)
<b>Front dormer</b>			
Existing	1.14	0.9m	0.81
Original proposal	0.67	1.87	0.81
Revised proposal	0.67	1.57	0.81
<b>Rear dormer</b>			
Existing	0.7	0.6	0.81
Original proposal	0.7	2.58	0.81
Revised proposal	0.7	2.34	0.81





Existing – front elevation

Original proposal – front elevation

Revised proposal – front elevation

Figure 1 (above) – Changes to the front dormer during the course of the application



Existing - rear elevation

Original proposal – rear elevation

Revised proposal – rear elevation

Figure 2: Changes to the rear dormer during the course of the application

### 3.0 ASSESSMENT

3.1 The principle considerations material to the determination of the application are as follows:

- Design and character
- Impact on the amenity of the adjoining occupiers

## **Design and character**

- 3.2 The Council's design policies are aimed at achieving the highest standard of design in all developments. The following considerations contained within policy D1 are relevant to the application: development should consider the character, setting, context and the form and scale of neighbouring buildings, and the quality of materials to be used.

### Front dormer

- 3.3 All of the properties along this terrace have front dormer windows, each of differing size and shape and presenting little or no uniformity or consistency in the street elevation. The proposed alterations would include the removal of the existing front dormer window with its associated juliet balcony and roof light and installation of a front dormer window. Although the dormer would not be located directly in line with the projecting bay windows below, it would be centrally located within the roof, and would be set up from the eaves (0.65m) in accordance with CPG, in from the sides (1.12m and 1.04m) and down from the ridge (0.39m). The existing front dormer window is set down below the ridge by approximately 0.39m and the proposed dormer would be located in a similar position from the ridge. Although this would not comply with the CPG guidance in terms of a minimum set down from the ridge of 0.5m it is reflective of the positions of the front dormer windows in the neighbouring properties and would continue this pattern of development along this part of the terrace.
- 3.4 Although the front dormer would be wider than the existing, it is not to be considered disproportionately large within the roof slope and would retain the overall integrity of the roof form. It would create a more horizontal emphasis at roof level which is reflective of the bay windows below and would not be considered detrimental to the character or appearance of the building.
- 3.5 The existing front dormer has a more vertical emphasis due to the full height door opening and balcony. This is at odds with the design of the neighbouring properties where the dormer windows are set up from the eaves of the roofs at a similar position within the roof. The dormer windows in the neighbouring properties are modestly set below the ridge of the roof. The proposal would replicate the set back from the eaves and the set down from the ridge re-introducing more uniformity across this part of the terrace. This would be considered to preserve the character and appearance of the terrace and the surrounding conservation area.
- 3.6 The dormer would be finished in slate tiles to match the existing roof and would include double glazed timber framed windows to match the fenestration of the neighbouring properties. The submitted drawings are sufficiently detailed to allow assessment of the principle of the proposals. The design approach is considered acceptable and would be sympathetic to the host building and wider terrace of properties. Given the sensitivities of alterations to the front roof slopes of buildings which make a positive contribution to the CA, a condition would be added to secure detailed design drawings to ensure that execution of the proposals is sufficiently high quality to preserve the character and appearance of the host building and the CA.

### Rear dormer

- 3.7 The rear dormer window would include two window openings and would be set away from the parapet walls by 0.42m and 1.04m. It would not be set down from the ridge of the roof by 0.5m but would be similar in its position to the existing dormer window. It was apparent from on-site assessment that the rear roof slopes along this side of the terrace have been altered in a number of ways. Those at nos. 23 (approved in 1999) and 26 have inset balconies, no. 25 and 27 have dormer windows that extend up to the ridge and extend across over half the width of the roof slope. It is acknowledged that none of the rear dormers were approved after the adoption of the CAS but they are now part of the established character of the roofscape of this part of the terrace. Given this context and the limited visibility of the rear roof slope from public vantage points, the proposed changes are considered to be acceptable.

## **Amenity**

- 3.8 Camden Local Plan policy A1 and CPG (Amenity) are relevant with regards to the impact on the amenity of residential properties in the area. The proposed development would not cause harm to neighbouring amenity due to the distance of the new windows from the nearest neighbouring buildings. Likewise,

due to the size and location of the extensions, they would not harm neighbouring outlook or daylight.

#### **4.0 RECOMMENDATION**

4.1 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 18<sup>th</sup> March 2019, 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](http://www.camden.gov.uk) and search for 'Members Briefing'.*



Application ref: 2018/1878/P  
Contact: Elaine Quigley  
Tel: 020 7974 5101  
Date: 14 March 2019

**Development Management**  
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Mr Michael Constantine  
Flat E  
24 Steele's Road  
London  
NW3 4RE

# DRAFT

Dear Sir/Madam

**DECISION**

Town and Country Planning Act 1990 (as amended)

## **Full Planning Permission Granted**

Address:

**Flat E**  
**24 Steele's Road**  
**London**  
**NW3 4RE**

# DECISION

Proposal:

Installation of front and rear dormer window in association with the creation of additional habitable accommodation in the roof.

Drawing Nos: 18012/1; 18012/2; 18012/6.

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 18012/1; 18012/2; 18012/6.

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

- 4 Before the relevant part of the work is begun, detailed drawings, and samples of materials as appropriate, in respect of the following, shall be submitted to and approved in writing by the local planning authority:

- a) Detailed drawings, including sections, at 1:20, of the front dormer (including roof, fascia, cheeks and means of drainage);

- b) Manufacturer's specification details of all facing materials (to be submitted to the Local Planning Authority).

The relevant part of the works shall be carried out in accordance with the details thus approved and all approved samples shall be retained on site during the course of the works.

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.

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.
- 3 All works should be conducted in accordance with the Camden Minimum Requirements - a copy is available on the Council's website at <https://beta.camden.gov.uk/documents/20142/1269042/Camden+Minimum+Requirements+%281%29.pdf/bb2cd0a2-88b1-aa6d-61f9-525ca0f71319>

or contact the Council's Noise and Licensing Enforcement Team, 5 Pancras Square c/o Town Hall, Judd Street London WC1H 9JE (Tel. No. 020 7974 4444)

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 must secure the approval of the Council's Noise and Licensing Enforcement Team prior to undertaking such activities outside these hours.

In dealing with the application, the Council has sought to work with the applicant in a positive and proactive way in accordance with paragraph 38 of the National Planning Policy Framework 2019.

You can find advice about your rights of appeal at:  
<http://www.planningportal.gov.uk/planning/appeals/guidance/guidancecontent>

**DRAFT**

Yours faithfully

Director of Regeneration and Planning

**DECISION**