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Date: 12/12/2022
Our ref: 2022/4322/PRE
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Dear Chelsie Rashti,

PRE-APPLICATION ADVICE LETTER

1 Steele's Mews South, London, NW3 4SJ

Thank you for submitting a pre-planning application enquiry for the above property. The required fee of £475.00 was received on 10/10/2022 and a site meeting was conducted on 15/11/2022.

1. Proposal

The proposal is for:

- Partial demolition of the existing roof on either side of the front dormer to create a wider roof terrace
- Installation of external air conditioning condenser unit on second floor roof terrace
- Replacement of all rooflights with fixed double-glazed units
- Replacement of all windows with double glazed white metal framed windows to match existing
- Installation of two new rooflights to replace the existing rooflight on second floor
- New white metal framed doors at first and second floors to match existing

2. Site Description

The site comprises a two-storey (plus loft) dwelling located on the north side of Steele's Mews South, with the northeast frontage facing Steele's Road. Steele's Mews South and Steele's Mews North were built to primarily service the Haverstock Hill properties and dwellings on Steele's Road, dating from the mid-19th century. Steele's Mews South is reached via an arch with grand pediment, flanked by a painted brick symmetrical two-storey development. However, the entrance and flank building façade are all that remain from the original development. The interior of the mews is of recent construction from the 20th century, with ten individual residential dwellings featuring entrances from a central courtyard. Each unit features a ground floor entrance, garage (with many being converted to residential uses), and first floor balconies. The architecture is plain, but the use of materials, scale, and massing is sympathetic to the area and the layout of development closely resembles the original plan form.

The property is not listed but the site is located within the Eton Conservation Area (Sub-area 4) and noted within the Eton Conservation Area Statement (CAS) as being a positive contributor to the conservation area. However, it is also noted within the CAS that the dormer extension at no.1 detracts from the historic character of the conservation area.

3. Relevant Planning History

9300059 – Conversion of garage into a habitable room and associated & alterations to front elevation. **Granted 08/05/2003**

4. Policies

National Planning Policy Framework 2021

The London Plan 2021

Camden Local Plan 2017

- A1 – Managing the impact of development
- A4 – Noise and Vibration
- CC2 – Adapting for Climate Change
- D1 – Design
- D2 – Heritage

Camden Planning Guidance (2021)

- CPG (Design)
- CPG (Amenity)
- CPG (Home improvements)
- CPG (Energy Efficiency and Adaptation)

Eton Conservation Area Statement (2002)

5. Assessment

The planning considerations material to the determination of this assessment are as follows:

- Design and Heritage
- Sustainability
- Amenity

6. Design and Heritage

Policies D1 and D2 from the Local Plan are relevant as the site is located within a Conservation Area. The site is listed as a positive contributor in the Eton Conservation Area Statement. This pre-application has been discussed with a Conservation Officer who has provided observations on the proposals.

a. Windows and Doors

The proposal includes replacement of all windows and doors with double-glazed metal framed units to match existing. The use of metal framed windows and doors is discouraged and not supported within historic buildings that are located within conservation areas. Replacement windows and doors should be constructed of

timber frames and have a matching style to existing, including windows and doors that are not visible from the public realm. This will ensure that the historic character of the building and wider conservation area is preserved, as outlined in Policies D1 and D2.

b. Rooflights

Replacement of the existing rooflights with fixed double-glazed units is supported in principle, providing the replacement units are a low-profile conservation style rooflight. The subdivision of one rooflight into two smaller rooflights on the south roofslope is acceptable.

c. Roof Terrace Enlargement

At roof level, there is an existing roof terrace accessed from a roof dormer measuring 1.5 metres deep and 2.7 metres in length. The terrace and dormer are largely hidden from public view by a 1.5-metre-high parapet running along the front of the building. The proposed terrace enlargement requires the partial demolition of the existing roof on either side of the dormer, only as far back as the face of the existing dormer. The result is a full width roof terrace of about triple the size of the existing terrace. Interior walls of the terrace will be finished with matching render which is considered acceptable.

A full width roof terrace could be supported on design and conservation grounds as long as the works are not visible from the street, which would cause harm to the building and wider conservation area. It is advised that the existing dormer and patio door are not permitted to be enlarged as a result of the proposed works.

It is noted that a proposed roof plan drawing was not submitted as part of the pre-application. If an application is submitted in the future that propose alterations to the roof, an existing and proposed roof plan as well as section drawings should be submitted to demonstrate any changes to the roof.

7. Sustainability

The proposal to install an air conditioning unit on the existing front roof terrace is not supported, as it fails to comply with Policies A4 and CC2. Active cooling (air conditioning) will only be permitted where dynamic thermal modelling demonstrates there is a clear need for it after all the preferred measures have been incorporated in line with the cooling hierarchy. You would be expected to submit a statement demonstrating how the London Plan's cooling hierarchy has informed the building design. Further applicable guidance on cooling and overheating is set out in Section 8 of the GLA's Energy Assessment Guidance. If an air conditioning unit is submitted as part of any future planning application, it would be necessary to submit a Noise Impact Assessment along with Dynamic Thermal Modelling in order to demonstrate the impact of noise generated by the unit on neighbouring residential amenity as per Policies A1 and A4.

8. Amenity

Policy A1 of the Local Plan seeks to protect the quality of life of occupiers and neighbours in terms of privacy, outlook, daylight, and sunlight. The northern most section of the proposed roof terrace extension will be located along the shared boundary with the second-floor rear terrace at no.81 Haverstock Hill. It is noted that the majority of the buildings along that block of Haverstock Hill have second level rear terraces that are adjacent to each other.

Given that the roof terrace is existing and only being enlarged, it is unlikely to result in any additional negative impact to the neighbouring amenity. Further, the terrace will not appear to introduce any new overlooking to neighbouring properties. The proposal would not result in any further harmful impact to the amenity of neighbouring occupiers and would broadly comply with Policy A1.

9. Summary

The proposed works including replacement of the windows and doors, replacement of rooflights, and enlargement of the roof terrace are supported in principle subject to the comments and conditions described above. However, the installation of an air conditioning unit is not supported as it is contrary to Policies A4 and CC2 of the Local Plan. As such, if the current proposal was submitted as a planning application, it would not be supported.

If you submit a planning application which addresses the concerns outlined in this advice, I would advise you to submit the following for a valid planning application:

- Completed Form – Full Planning Application
- Ordnance survey-based location plan at 1:1250 scale denoting the application site in red
- Floor plans at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Roof plans at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Elevation drawings at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Section drawings at a scale of 1:50 labelled ‘existing’ and ‘proposed’
- Design, Access and Heritage Statement
- Dynamic Thermal Modelling (if air conditioning forms part of the application)
- Noise Impact Assessment (if air conditioning forms part of the application)
- The appropriate fee
- Please see [supporting information for planning applications](#) for more information

We are legally required to consult on applications with individuals who may be affected by the proposals. We would put up a notice on or near the site and advertise in a local newspaper. The Council must allow 21 days from the consultation start date for responses to be received. You are advised to contact your neighbours to discuss the proposals.

Non-major applications are typically determined under delegated powers, however, if more than 3 objections from neighbours or an objection from a local amenity group is received the application will be referred to the Members Briefing Panel should it be recommended for approval by officers. For more details click [here](#).

This document represents an initial informal officer view of your proposals based on the information available to us at this stage and would not be binding upon the Council, nor prejudice any future planning application decisions made by the Council.

If you have any queries about the above letter or the attached document, please contact me on Daren.Zuk@Camden.gov.uk.

Thank you for using Camden’s pre-application advice service.

Yours sincerely,

Daren Zuk

**Senior Planning Officer
Planning Solutions Team**