

CONSULTATION SUMMARY

Case reference number(s)

2022/5538/P

Case Officer:

Daren Zuk

Application Address:

1 Steele's Mews South
London
Camden
NW3 4SJ

Proposal(s)

Partial demolition of roof on either side of existing side dormer to create a wider terrace at second floor level; replacement of all roof lights with double glazed conservation style units; replacement of all windows with double glazed timber framed windows to match existing; installation of two new smaller skylights to replace the existing single unit at second floor; and installation of new timber framed doors to the first and second floors to match existing.

Representations

Consultations:	No. notified	0	No. of responses	2	No. of objections	0
					No of comments	1
					No of support	1

<p>Summary of representations</p> <p><i>(Officer response(s) in italics)</i></p>	<p>Two responses were received from the neighbouring occupiers at no.1 Steele's Mews South, one in support and one providing comments. They are summarised as follows:</p> <p><u>Support</u></p> <p>a. The proposed improvements will greatly enhance the property as well as the surrounding mews. The development is welcomed.</p> <p><u>Comments</u></p> <p>b. Does the existing form of the property meet planning regulations?</p> <p>c. If so, do the proposed alterations with increased use of the roof space affect the privacy of the rest of the mews houses and courtyard? If affected, the inappropriate causes would be the increased view from the property overlooking the courtyard, noise, and lighting. There are ten attached mews houses in a horseshoe shaped courtyard open through the arch to the street.</p>
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	<p>d. Lighting pointing in the right direction could aid security instead of intruding.</p> <p>e. The proposal for timber window frames is welcome</p> <p>f. Returning to a concern: fire safety. Would it be compromised by the proposed alterations encouraging increased use of the roof space.</p> <p>Officer response-</p> <p>a) <i>The existing property is classified as Use Class C3 (residential dwellinghouse). The proposal is to keep this existing residential use.</i></p> <p>b) <i>The proposed expanded roof terrace would not create any new overlooking concerns to other dwellings within the mews. No new external lighting or openings are proposed and it is not considered that the increase in size of the roof terrace will result in a significant increase in noise disturbance to neighbouring residents.</i></p> <p>c) <i>The proposal is not proposing any new external lighting.</i></p> <p>d) <i>It is not anticipated that the increased size of the roof terrace or increased usage would pose a fire safety concern. The proposals would be required to comply with Building Regulations.</i></p>
Eton CAAC	No objections to the application.
Recommendation: Grant planning permission	