

## Application ref.

2024/0439/P

## Site Address

Maisonette Basement And Ground Floor 19 Steele's Road London NW3 4SH

## Development Description

Single storey rear extension; Replacement LGF front door; Replacement windows to front and rear; Closing-up of UGF existing window opening to the rear; New external floor finishes to front and rear; Bin store.

## Planning officer

Alex Kresovic

## Advisory committee

Eton

## Advisory committee

Please send your comments by:

2024-05-12T00:00:00.000

## About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

Please choose one

Objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Eton  
Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 03.05.2024

Re: 19 Steele's Road: 2024/0439/P

Single storey rear extension; Replacement LGF front door; Replacement windows to front and rear; Closing-up of UGF existing window opening to the rear; New external floor finishes to front and rear; Bin store.

Most of this proposal is designed to add a three metre long extension to 'the rear wall aligned with 18 Steeles Road' (Design and Access Statement, 6 Proposed Works, para 4 iii). But this alignment refers to what is surely an earlier extension, not the original footprint of either no.18, or no.19. The overall encroachment of building into garden space would seem, this being the case, to be more than the three metres of permitted development in a conservation area.

The proposed extension will harm the amenity of its immediate neighbours, most especially the outlook and light at no.20. There is also stone paving proposed at one end of the garden which would add an additional loss of green space. Wanting an area of paving is fully understandable, but paving in addition to building an extension (a combination increasingly often proposed) destroys domestic garden space, and the domestic garden space within this part of Camden is one of the major reasons that this is a conservation area. Furthermore the draft Local Plan: The Natural Environment - Protecting Gardens Paragraph 11.30 states: "...we will resist the excessive loss of garden space recognising its value as a biodiversity resource...". The addition of a sedum roof is a poor substitute for real garden space.

The above concerns need to be examined. As it stands, we object to the size of the extension and the ensuing harm to the amenity and biodiversity of the conservation area.

Yours sincerely,

Eton CAAC

Do you want to attach any files?

No