

Application N	Consultees Name	Recipient Address	Received	Comment	Response
2025/1785/P	The Belsize Society	38 Howitt Rd	09/05/2025 15:35:43	OBJ	<p>The Belsize Society has concerns over the treatment of the Eton Garages façade which introduces a unique arched window design at first floor level into this mews which appears somewhat incongruous in the context of these buildings which all have relatively small multiple traditional windows originally in threes at this level.</p> <p>The proposed windows introduce a disproportionate amount of glazing at first floor level and would strike a discordant feature in the rhythm of the mews. We do not think replicating the design of the rear Lambolle Place elevation is appropriate. The ordering of the fenestration is also at odds with the fundamental design by stretching the two arches across what would normally be a tripartite ordering of the elevation. They are also wider than the two previous garage door apertures and centre rather clumsily on the central door. We think the design unbalances the elevation both vertically and horizontally.</p> <p>Also, the ground floor windows are said to include panelled elements to reference the original wooden doors - a characteristic feature of this building type. The drawings do not give sufficient detail to be able to assess this but they do not appear to do so sufficiently. Where garages are converted to habitable rooms, usually a significant element of the original doors is kept and additional glazing introduced subtly rather than simply replacing doors completely with windows. Also it appears the base of the new windows are raised from the ground which is not how the doors would have been and so the new elements would not be read as replaced garage doors. The existing ground floor design largely does this, albeit with the somewhat incongruous arches.</p> <p>In other words, the new design is not in keeping with this Mews building typology and in a conservation area we believe it should be in order to preserve its characteristic features. We do not believe this design enhances the conservation area. An innovative design will enhance the CA but not at the expense of the requirements of preservation.</p> <p>AS</p>