

Advice from Eton Conservation Area Advisory Committee: 17 May 2016

Dear Fiona Davies,

**Re 7 Steele's Mews North: planning application 2016/1205/P**

This is the kind of planning application that could at first seem very reasonable: namely, to make a loft into additional living space. As concerns such proposals, the Eton CAAC has never been opposed to such schemes per se, rather judging them on a case by case basis.

However, in this instance, in order to gain additional living space in the roof of No.7 Steele's Mews North, this design proposes two principal moves which would adversely affect this part of the conservation area.

The first move is to all but do away with the front pitched roof. Short of getting rid of it completely, the design intends to reduce it to a minimum. The pitch will no longer have more than a minor presence in the elevation (see Proposed Roof Plan, Dwg 227. GA. 02). This would have a serious consequence because, in the case of a mews property such as this one, the front elevation is the all-important one. Effectively, it is the only one. The front elevations give the whole mews its particular character.

The reason for doing away with most of the roof is to replace it with a dormer window large enough to make the whole frontage seem effectively flat-fronted (see Dwg 227.GS.01). This is a very different thing to do compared to what has been done to all the other houses. Over the years they have all acquired reasonably proportioned dormers, which are well set back in their roofs. This way the feel of the mews has been kept.

No.7, which is at the end of the mews, has a hipped roof - and the second principal move this proposal wants to make is to get rid of this roof form altogether. This makes the property pretty well flat roofed (see Dwg 227. GS . 01). Together, the alterations to the front and roof would very clearly alter the character of no.7. And not just no.7, these alterations would affect the whole row.

The proposal might also possibly cause loss of light and view for no. 95 Haverstock Hill. Dwg 227. GS.01 is not contextualised. No. 95 needs to be shown - in this regard no.7 is presented as an isolated building and not, as is the case, hemmed about. Dwg 227.EE.02 and 227.GE.04 seem inadequate in this respect. It should also be pointed out that Steele's Mews North is overlooked by the backs of the flats on Haverstock Hill and the backs of the houses and flats in Steeles Road. The roof of this property is overlooked by a lot of people, and the hipped roof makes a very pleasant end to the roofline of the mews - and what is proposed would not.

Camden's Planning Guidance, Design p.37, states that dormers should be 'sensitive changes which maintain the overall structure of the existing roof form' and are not to be 'disproportionately large'. They should also be 'below the ridge of the roof' and 'appear as

separate small projections on the roof surface' so as to be 'clearly subordinate to the windows'. The dormer in question does not comply with any of these requirements. And proposing the demolition of the hipped roof is certainly not to 'maintain the overall structure of the existing roof form'.

As it stands, this proposal should not be allowed.

Yours sincerely,

Peter Beardsell  
On behalf of Eton CAAC