
Conservation Area Advisory Committee

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| Advisory Committee | Eton |
| Application ref | 2018/1314/P |
| Address | 5 Chalcot Gardens LONDON NW3 4YB |
| Planning Officer | Thomas Sild |
| Comments by | 10 May 2018 |
| Proposal | Erection of dormer roof extensions to front, rear and side roof slopes, to include a rear facing Juliet balcony with external metal balustrade; Alterations to the rear fenestration at first and second floor levels including the removal of a rear balcony and the addition of a bay window at raised ground level; Erection of a single storey rear extension at lower ground level. |
| Objection | Yes |
| Observations | Eton Conservation Area Advisory Committee Advice from Eton Conservation Area Advisory Committee: 20.04.2018 Re 5 Chalcot Gardens, 2018/1314/P. Erection of dormer roof extensions, alterations to rear fenestration, and addition of a bay window. This application proposes three changes to the application already approved (2017/6757/P, 2917/6644/P). 1. The addition of 'longer doors and a Juliet balcony' to the rear dormer window enlarges it, making it distinctly prominent. In doing so, it runs counter to Camden Planning Guidance - Design. This should not be approved. 2. The addition of two more windows to the rear elevation seriously disturbs (would in fact destroy) the symmetry that the full elevation depends on - No.5 is only half of this |

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building. This is the kind of thing that can so easily erode the qualities that make an area deserving of conservation status. These extra windows should not be approved.

3. It is proposed that a big-scaled brick bay window, 'traditional' in appearance, be installed on top of the already approved 'modern' floor-to-ceiling glass extension. But the visual weight of the one directly above the transparency of the other makes for a really terrible disjunction. Section B-B shows how very mistakenly positioned the bay window looks to be. There is no design sensitivity here at all. This proposal should not be approved.

Yours sincerely,

Eton CAAC

Documents attached

No details entered

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