

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2018/1314/P	Eton CAAC	5 Eton Villas NW3 4SX NW3 4SX	24/04/2018 16:43:35	OBJ	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 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

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