

# Eton

## Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 05.08.2018

### **Flat E, 24 Steele's Road, 2018/1878/P**

The Design and Access Statement says that "The proposal has been designed to comply with all relevant aspects of Camden Design Guidance". But it does not comply; not with paragraph 5.11.d.

Front roof slope.

The existing 'dormer' - consisting of a glazed door, side window, and little balcony - predates the area's conservation status, is awkward looking, and yet perhaps oddly characterful. Alongside it are two identical roof lights. Together the three parts don't make for an especially good arrangement. But the proposed dormer, in replacing the roof light which is unaligned with the fenestration below, does nothing but emphasise the lack of alignment. And in being very uncomfortably close to the existing dormer, it makes the overall dormer presence on the slope appear disproportionately large.

Rear roof slope.

The style of the two proposed dormers is insensitive as regards the character of the house. Both dormers are unaligned with the rear fenestration, and are disproportionately large.

There are no detail drawings with this application. This, in itself, should be serious cause for concern.

This application should not be approved.

Yours sincerely,

Eton CAAC