

Conservation Area Advisory Committee

Advisory Committee Eton

Application ref 2019/1057/P

Address 1 Steele's Studios Haverstock Hill London NW3 4RN

Planning Officer Nora-Andreea Constantinescu

Comments by 23 Apr 2019

Proposal Partial demolition of the existing 3no x bedrooms 2-storey family dwelling (Class C3) and erection of 3no x bedrooms 2-storey dwelling plus basement excavation, alterations to front boundary wall, front curtilage and forecourt area. (Amended description)

Objection Yes

Observations Eton
Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee:
31.03.2019

Re: 1 Steele's Studios: 2019/1057/P

Partial demolition of the existing 3no x bedrooms 2-storey family dwelling (Class C3) and erection of 3no x bedrooms 2-storey dwelling plus basement excavation, alterations to front boundary wall, front curtilage and forecourt area

Steele's Studios are not listed buildings, but their not being listed does not mean they are not special. Their distinctive quality arises from the way in which they form an engagingly secluded enclave of 19C artists' studios, pleasingly modest in style and scale while being architecturally informed: designed, possibly, by Thomas Batterbury, whose work is a notable presence in the conservation area. Steele's Studios are the humbler companions of the more obviously striking studio houses forming Wychcombe Studios, as well as those in Steele's Road and Chalcot Gardens. They are, therefore, part of the variety of 19C houses and studio building types that make such an important contribution to

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the Eton Conservation Area. The architectural historian Andrew Saint describes the area between England Lane and Steele Road as having been an artistic preserve. This is a heritage that can, in a location such as Steele Studios, be detrimentally altered by increasing the density of development: and low-rise buildings such as these studios are particularly vulnerable.

Our objections are not about the style of this proposal, but about the way that the original studio becomes almost a minor part of the new complex. The scheme all but doubles the floor area of the existing property, resulting in an increase in architectural density in a location that has, in the best sense, almost the quality of a backwater. The proposal also amasses an elevation facing Haverstock Hill that diminishes too much of the space between the Sir Richard Steele pub and Stanbury Court a view or gap, typical of, and important to, the character of the conservation area.

The overlay drawings concentrate on comparing the submitted proposal to an earlier and now redundant one, whereas for our purposes, they should show what is there now and what is proposed. Perhaps this could be done and shown to us including an overlay of Section B-B Proposed a before a planning decision is made?

In summary, Steele Studios are distinguished by their small scale. The height, scale and dominance of the proposal is un-neighbourly and will detrimentally alter this character. The scheme should be further modified to respect existing views from Haverstock Hill and the small scale of existing development and urban form.

The Council should request Historic England to consider the listing of Steele Studios as, together with Wychcombe Studios, it represents a distinctive enclave of nineteenth century artists studios. If approved, unmodified, the proposal will materially harm the character and appearance of this part of the conservation area and set an unfortunate precedent.

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At present, though we are by no means oblivious of the merits that the proposal possesses, it should not, as is â unmodified â be allowed.

Yours sincerely,

Eton CAAC

Documents attached

No details entered

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