

Conservation Area Advisory Committee

Advisory Committee	Eton
Application ref	2021/5470/P
Address	Flat Lower Ground And Ground Floor 26 Steele's Road London NW3 4RE
Planning Officer	Sofie Fieldsend
Comments by	16 Jan 2022
Proposal	Erection of two storey rear extension at lower and upper ground floor and extension to upper ground rear terrace and alterations to steps

Comment	Yes
---------	-----

Observations

Eton
Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee:
12.01.2022

Re: 26 Steele's Road: 2021/5470/P
Erection of two storey rear extension at lower and upper ground floor and extension to upper ground rear terrace and alterations to steps

This application proposes two extensions to the rear of a house which forms part of a terrace in Steele's Road in the heart of the Eton Conservation Area. This terrace at 23 to 29 Steele's Road is described in The Eton Conservation Area Statement page 18 as being among the 'unlisted buildings which make a positive contribution to the special character and appearance of the area.'

The first of the extensions nearest the boundary wall involves the existing extension being brought forward in line with the existing boundary wall between the two properties. This is unlikely to have a significant impact. Overall, this would appear to tidy up the existing extension and raises no objection.

Conservation Area Advisory Committee

The second extension adjoins the first at the centre of the rear elevation. This impacts on the rear bay window at GF and LGF levels by creating a 'link extension' between the rear addition and the bay window. This is unfortunate as it affects the character and 'elegance' of the rear elevation, in particular the rear bay window.

The proposal appears to be one of a number of extensions/accretions to the lower levels of this terrace, and intended to upgrade the property for 'modern' living and possibly Working From Home. It is understandable that the application enlists No. 28 in its argument. But the way in which the extension is linked to the bay window at No. 28 is not a good example to follow.

As indicated above, No. 26 is unlisted 'albeit' in a conservation area; the proposed extensions are at the rear, at lower levels and therefore not visible on the street scene. Nevertheless we are disappointed that the elevational design of the proposed extension affecting the rear bay windows is not more sympathetic, and ask that it be reconsidered.

Yours sincerely,
Eton CAAC

Documents attached

No details entered

About this form

Issued by

Contact Camden
5 Pancras Square
London N1C 4AG

Form reference

21737471

Data Protection

No personal information you have given us will be passed on to third parties for commercial purposes. The Council's policy is that all information will be shared among officers and other agencies where the legal framework allows it, if this will help to improve the service you receive and to develop other services. If you do not wish certain information about you to be exchanged within the Council, you can request that this does not happen.