



30 September 2022

Mr. Matthew Dempsey  
Planning Officer  
Camden

Dear Mr Dempsey,

**REF: 2022 / 2232 / P - 2 Eldon Grove**

The proposed side extension should be replacing a two-storey extension and most important an unsightly single-storey garage that extends beyond the front elevation.

The proposed extension was brought to the boundary line taking into consideration that the tall building on the corner of Eldon Grove and Lyndhurst Road already shows a good spacing between the two properties. The height of the proposed extension was determined by the stucco line of the existing building, showing some correspondence to the original house. It is also recessed from the plane of both the front and the rear elevations, making it subsidiary to the house. Other examples of extensions stretched to the boundary are no. 10 and no. 6 in Eldon Grove.

The area of the extensions is indeed larger than the previous small two-storey extension in order to provide the necessary amenities that the client wants to incorporate into the family house, but the depth of the volume is barely noticeable from the street. The white rendering is also in keeping with the stucco rendering or the lower ground and ground floor of the building which wraps the house on all three elevations.

The proposed extension is in a contemporary style, which we believe represents an honest addition to the original building, taking nothing away from the original house, but instead showing the intervention of the present era. There are many examples of this in this conservation area, most recently at 22 Thurlow Road, where a full height copper clad side extension clearly shows the original and the new intervention without trying to mock the style of the original house.

If the above is not sufficient to obtain planning permission, we could revise the design by providing a corridor between the building and the boundary line and lowering the height which has only been set to match the existing stucco line.

Looking forward to receiving your comments.

Yours sincerely,

Jack Schneider  
Schneider Designers LLP