

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0936/P	Tamara	14/04/2023 20:30:29	SUPC	<p>As adjoining neighbours, we were surprised not to be listed as consultees, however having seen the documents submitted we are supportive of the application. We do however have a concern related to drainage. The properties 13-20 Eton Villas are on a significant slope with number 13 being at the lowest point. The works to the extension and landscaping will be below that of the retaining wall to the adjoining property and therefore we request that proper consideration is given to the flow of water down the slope and sufficient drainage is incorporated in the plans, for example weep holes. As we did not see this mentioned in the plans we believe this is an omission which should be remedied and could otherwise result in a more material impact than considered in the submission.</p>

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2023/0936/P	Eton CAAC	21/04/2023 12:14:54	OBJ	

Eton
Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 11.04.2023

Re: 13 Eton Villas, 2023/0936/P, 2023/1224/L

Erection of a single storey rear extension; reconfiguration of internal layouts to lower ground and first floor; alterations at second floor; internal decoration throughout; new slimline double glazed sash and casement timber windows to front, side and rear elevations; re-landscaping of rear garden.

These applications seek to carry out extensive work on a listed building in a conservation area. There are three aspects which concern us:

1. Loss of original fabric
2. Replacement of original windows front and rear
3. Proposed rear extension

Loss of original fabric

On the lower ground floor the proposal is to remove the existing chimney breast in the rear room, the partition wall to one side of the front room (eroding the original floor plan) and to enlarge the opening in the rear elevation to accommodate an extension. In the principal rooms on the ground floor the original fireplaces (stone surrounds and insets) are to be removed and replaced. Similarly the fireplace surrounds in the bedrooms on the first floor are to be removed and the openings covered over and there will be some loss of original partition wall (and original floor plan) by reconfiguring the bathroom beside the rear bedroom.

This loss of fabric is extensive, and yet inadequately documented. Original features listed for removal are not shown in photographs. Further documentation should be provided.

Replacement of original windows

New slimline, double glazed, timber sash windows are proposed throughout the listed property (except on the side elevation). The mouldings and frames proposed will match the originals which will be removed. This loss of original fabric is sought in order to upgrade the thermal performance of the building. Camden has issued Retrofitting Planning Guidance (updated 2013) which sets out clearly on page 44 the position relating to double and secondary glazing in listed buildings and conservation areas, namely:

“ Original/historic parts of a building - Unlikely to be acceptable due to impact on appearance and fabric of the building.

Double glazing on non-original/non-historic parts of the building likely to be acceptable. Secondary glazing is generally acceptable where it does not damage original window or shutters, if present and does not conflict with existing glazing patterns.”

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We object to the removal of the original windows and suggest that in order to achieve improvements in thermal efficiency secondary glazing is installed which will not compromise existing glazing patterns nor adversely affect the integrity of the listed property or character and appearance of the conservation area.

Proposed rear extension

Permission for a rear extension was granted in 2007 (2007/4766/P, 2007/4768/L) but not implemented. At that time the case officer concluded that "...it is considered the design, form and scale is acceptable and would not detract from the character and appearance of the Eton Conservation Area".

We disagree with this conclusion. 13 Eton Villas occupies a prominent position in the Eton Conservation Area at the junction of Eton Villas and Eton Road. Although this is a rear extension it will be clearly visible from the public realm. One way of mitigating this would be to either decrease the height of the extension or increase the height of the timber fence running along the top of the brick garden wall fronting Eton Road.

Yours sincerely,

Eton CAAC
