

Application No:	Consultees Name:	Received:	Comment:	Response:
2023/0495/P	Neil Bates	01/05/2023 09:34:11	OBJNOT	<p>I am writing on behalf of the Residents Association of 39 Eton Ave, following careful consideration of the planning application for modifications to Flat 1. We are strongly opposed to the proposed external changes to the building. Of particular concern is the new, "contemporary style" garden sitting room rear extension to accommodate a large seating area. This structure consists of full height glass windows facing the garden and towards the sides, with a green flat roof surrounded by two rooflights. Unfortunately, this obtrusive structure does not respect the character of the existing building. Its contemporary design is totally out of keeping with the outside appearance of the building and would deface its attractive, late Victorian, red brick design, described in the Heritage Appraisal submitted as "of high architectural quality, demonstrating traditional craftsmanship and attention to detail" and which contributes to it being a grade II listed building. The proposed rear extension also fails to comply with Camden Planning Guidance Home Improvement (2021) considerations that:</p> <ul style="list-style-type: none">i) they should be subordinate in proportions – this is a disproportionately large extensionii) be built with materials sympathetic to the existing building – this contemporary style extension with its solid sides of vertically laid burnt timber cladding and large areas of glazing facing the sides and garden topped with a green flat roof surrounding two rooflights is totally out of keeping with the Queen Anne and Domestic Revival style of the buildingiii) respect and preserve the original design and proportions of the building, including its architectural in style – this is clearly not complied withiv) respect and preserve existing architectural features – widening of the existing door opening, and a glazed link between the building and extension with the glass channelled into existing brickwork does not show respect for the preservation of existing featuresv) be carefully scaled in terms of its height, width and depth – this extension is a substantial new building. <p>We would strongly advocate that any external alterations to the building should be in keeping with the building's architectural heritage, and that this planning application be rejected as it would cause harm to the special architectural interest of the building, and therefore breach Camden's Planning Policy to protect designated heritage assets such as listed buildings.</p>
