
From: CAAC Comments Form [REDACTED]
Sent: 06 July 2023 19:05
To: Planning Planning; [REDACTED]
Subject: CAAC Consultation Comments Received

Camden Council

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[REDACTED]

Application ref.

2023/2283/L

Site Address

3 Eton Villas London Camden NW3 4SX

Development Description

Proposed painting of front, side and rear elevation render.

Planning officer

Nick Baxter

Advisory committee

Eton;Eton

Advisory committee

Please send your comments by:

2023-07-16T00:00:00.000

Please choose one

No objection

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Eton Conservation Area Advisory Committee Advice from Eton Conservation Area Advisory Committee: 06.07.2023 Re 3 Eton Villas, 2023/2283/L Proposed painting of front, side and rear elevation render. This is the second application to paint the external render at 3 Eton Villas which is currently unpainted. The first application (2022/5194/L) was submitted in December 2022 and subsequently withdrawn. At that time we were consulted and said that we had no objection, commenting: This property is surrounded by painted houses which form part of the group value listing. It is the only one remaining unpainted and we are guided by the statement on page 11 of the Conservation Area statement quoted above that "... the current mixture of paint colours and unpainted properties does not significantly detract from the group value". This new application comes with a detailed and well-informed supporting Heritage Statement which makes a compelling case for the proposal. In particular we note the following: • No.3 was previously painted. A photograph of the house in 1953 (Heritage Statement page 16) • Section 4.1.2 page 15 of the Heritage Statement, refers to the use of Roman Cement render in the nineteenth century and the fact that it had become common to apply a wash to the surface to disguise its 'disagreeable colour' and therefore the current appearance is unlikely to have been the original appearance of the house. Nos 1-6 Eton Villas were 'group listed' in May 1974 and the first line of the listing description reads: "6 semi-detached villas. c1849. By John Shaw. For Eton College. Built by S Cuming. Painted stucco with slated gabled roofs...". The use of painted stucco is evidenced by a photograph dated 1973 on Page 14 of the Heritage Statement which shows the rear elevations of 1 -6 Eton Villas seen from Eton College Road: No.3 is clearly painted. The repairs to the cement render on No.3 which were carried out in 2018 have not weathered imperceptibly with the rest of the render, and now present a 'patchy' and scarred appearance to the property. This detracts from the overall appearance of the group. Indeed the group value of the properties will be enhanced if consent is given. In common with neighbouring properties on Eton Villas, all of which are painted, the proposal to paint the external façade of No. 3 to cover a patchwork of repairs to the render, is a reflection of the 'life

cycle' of the property necessary to address the continuous movement in the clay soil below, until such time as the house is re-rendered. As before, we have no objection to the application to paint the external render.
Yours sincerely, Eton CAAC

Do you want to attach any files?

No

Attach files

Content is temporarily unavailable.

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geoff.may@etonvillas.com

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