

Full Statement of Case, relating to the appeal of Refusal of Listed Building Consent:

At: 3 Eton Villas,

LPA Ref: 2023/2283/L

For: Painting of front, side and rear elevation render.

Reasons for Written Representations

Annex C, part C.1.1, of the appeal guidance states that for a householder, the written representations procedure is the normal procedure for appeal in connection with refusal of an application. Given the application's small scale and lack of complexity, we see no reason to divert from this advice.

Scope of Statement of Case

The 'No.3 Eton Villas Heritage Statement' (Annex A), provides the reasoning and grounds of our appeal, and should be referred to as the principal document for this appeal.

Appellant's grounds of appeal

For the reasons set out in the Heritage Statement, we disagree with the LPA's decision that the proposed works will harm the special interest of the listed building.

Representations

In terms of input from the local area to this proposal, we note that a letter of support was received from the Eton CAAC (Conservation Area Advisory Committee) (Annex C), and no objections were received by the LPA.

Discussions to resolve areas of dispute

As discussed in the Heritage Statement, efforts have been made to address the issues of the patchwork render, furthermore, the applicant has made it clear that they are willing to follow the LPA's desires in terms of paint colour.

ANNEX A – No.3 Eton Villas Heritage Statement

ANNEX B – Planning Drawings

ANNEX C – CAAC Comment