
From: anna.hodgson [REDACTED]
Sent: 19 April 2024 09:49
To: Planning
Subject: Planning Application 2024/0920/L
Attachments: 2024-04-19-09-23-0001.jpg; Extensionoverdevelopment.b.jpg; Eton Villas 1.jpg; Eton Villas 2.jpg

I am writing to object to the above development on a number of grounds:

Retrospective Planning Application

This is a retrospective planning application and not a new planning application. The work as shown in the pictures attached was completed weeks if not months before 7th March 2024 when the application 2024/0920/L was made. On 4th March I wrote to Geoff May, Chairman of the Eton Conservation area, informing him of the building that had taken place in the rear garden. He suggested that I submit an Enforcement notice which I duly did. So, to sum up, this application has taken place after the existing work has been done. Since the application no further work has been done in the garden.

Overbuilding in a conservation area

The “proposed” works cover half the garden (in my opinion more than is shown in the drawings) which prior to the new owners’ purchase of the property consisted of a small patio and shed at the rear end of the garden. The rest was grassed over with flowers and shrubs planted the length of both garden walls. There was a mature, healthy apple tree in the left rear corner of the garden and the garden was a home to numerous birds and other wildlife including foxes. The plans show no attempt to create green open spaces as most of the un-built area of the garden will have paths and dense planting. There is no evidence in the plans of a lawn or green grass.

In the photos you will see evidence of piping running under the already built foundations for the sheds and pergola which suggests that some form of sanitary facility may be built. If this is the case I see no evidence of it in the plans.

Damage to the conservation area

In Geoff May’s (the Chairman of the Eton Conservation Area) email to me on 6th March he says: *“Any erosion of garden space is concerning, and we would like to see more clarity in Camden’s policy in this area. It does not appear from the Camden website that permission has been sought to do this.”* (see attached email).

It is my understanding that it is Camden Council’s duty of care to protect access to green spaces and nature in a conservation area. At the very least planners should make physical site visit to ascertain the exact nature of the building that has already taken place.

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