

2024/4823/P

Site Address

Flat Lower Ground Floor 13 Chalcot Gardens London Camden NW3 4YB

Development Description

Proposed replacement Outbuilding (Garden Studio) within the rear garden.

Planning officer

Adam Afford

Advisory committee

Eton

Advisory committee

Please send your comments by:

2024-12-15T00:00:00.000

About your observations

When making your observations please consider the impact the proposals will have on the character and appearance of the conservation area. This will usually be related to physical changes but can include use of buildings. The character and appearance of the conservation area is set out in the conservation area statement it may be useful to refer to it to support your comments.

Please choose one

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: 10.12.2024

Re: 13 Chalcot Gardens: 2024/4823/P

Proposed replacement Outbuilding (Garden Studio) within the rear garden.

This is an application to replace an existing garden building with a new one. The scale of the replacement concerns us, particularly in light of the recent permission granted for a four metre rear extension to the main house (2024/1382/P).

For some years we have been objecting to the erosion of garden space which results from the erection of rear extensions and garden rooms. Neither is necessarily a problem on their own but the combination in the same garden is, and the cumulative effect in many gardens harms the character of the conservation area. These extensive areas of rear gardens are a very particular feature of this conservation area, and they are becoming increasingly blighted by the combination of rear extensions and independent buildings as such proposals are allowed. One of the most important qualities of this conservation area is gradually being lost.

Camden's 2021 official Planning Guidance on Design recognises the destructive impact this kind of development can have on an area: paragraph 4.40 of the section on gardens states:

"Planning permission is unlikely to be granted for development whether in the form of extensions, conservatories, garden studios . . . or new development which significantly erode the character of existing garden spaces . . .".

In this particular case the footprint of the proposed garden building is by some margin much larger than that of the one that it would replace and, as stated above, follows the recently approved application for a four metre extension to the main house. The Design and Access Statement states:

"The garden, after extension to the main house, is going to be approximately 100sqm and the new studio will occupy ¼ of that garden."

We consider this a significant erosion of the existing garden space which is harmful to the character of the conservation area, and we object.

Yours sincerely,

Eton CAAC

Do you want to attach any files?

No