

Application No:	Consultees Name:	Consultees Addr:	Received:	Comment:	Response:
2016/4989/P	Eton CAAC	5 Eton Villas NW3 4SX NW3 4SX	22/11/2016 12:52:27	COMMNT	Eton Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 20.11.2016

Re South Hampstead Synagogue: 2016/4989/P

We feel that we should comment on the above application for the Variation of Condition 4 (approved plans) of planning permission 2013/7887/P in light of the impact that this will have in the Conservation Area.

1. The application seeks to increase the bulk of the building in a number of aspects. A primary concern from the beginning has been the impact that the bulk of the new building will have - at nearly three times the size of the existing one - in a Conservation Area and the negative impact it will have on the listed buildings in Eton Villa and Provost Road which it will dwarf. The original proposal was scaled back due this concern; now the applicant appears to be introducing a form of "planning creep" to claw back some of this reduction in bulk.

2. It appears that the use of the forecourt to the new building and therefore its final appearance has still not been fully determined; for example, the design of the security building. The frontage of the site is directly opposite St. Saviour's church which was designed by E M Barry and is Grade 2 Listed. It is vital that the details of the forecourt are fully worked out so as to be sure they are as sensitive as they can be to St Saviour's before permission is granted.

3. There is a general concern that numerous design details are still not finalised. It cannot be right that permission is granted while the final appearance of the building is still not clear.

Yours sincerely,

Eton CAAC
