

| Application No: | Consultees Name: | Consultees Addr: | Received: | Comment: | Response: |
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| 2017/0080/P | Geoff May | Eton CAAC 5 Eton Villas London NW3 4SX | 30/01/2017 16:11:34 | NBJNOT | Eton Conservation Area Advisory Committee |

Advice from Eton Conservation Area Advisory Committee: 29.01.2017

Re 2 Provost Road: 2017/0080/P, 2017/0198/L

We have the following observations on the alterations proposed for 2 Provost Road.

1. Extension

No. 2 Provost Road is Grade 2 listed and along with the other similarly listed houses in Provost Road is considered to have "group value". The rear and return elevations of the buildings at 1-14 Provost Road are also significant but are less ornate and this, combined with their concealment in street views, means that they make a more modest positive contribution to the character of the conservation area. It is important, therefore, that any extensions at the rear of these houses do not detract from this significance.

We have considered the guidance on extensions included in the Eton Conservation Area Statement (page 28) and Camden Planning Guidance - Design [CPG1] (pages 26/27) and concluded that the proposed extension to No 2 Provost Road is "quiet" and unobtrusive, and appropriate to the simplicity of the house. We have no objection, therefore.

However, we are concerned that The Council applies a consistent approach to granting permission to such extensions in the future. Currently there is an application for an extension at No 10 Provost Road which we do not consider adheres to the guidelines mentioned above (and on which we have already commented), and which uses as reference points extensions which have been built at Nos. 11 and 12. These extensions are of differing designs and do not in our view conform to the guidelines either.

2. Outdoor structure

We have considered the guidance on Development in rear gardens.. included in Camden Planning Guidance - Design [CPG1] (page 32) specifically section 4.22 which states:

The construction of garden buildings, including sheds, stand-alone greenhouses and other structures in rear gardens and other undeveloped areas, can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.

We have also referred to the guidelines on trees and landscape design in the Eton Conservation Area Statement (page 30), specifically ET42 - Impact on trees and other vegetation.

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On the basis that:

- All existing trees on site will remain
- The outbuilding will not have conventional foundations or base
- The structure has been designed to be suspended above the ground on adjustable bearing in such a way so as to eliminate harm or root damage to any nearby trees

we are satisfied that, considered on its merits as a structure that is essentially reversible, this particular proposal does not breach the guidelines to such an extent that it warrants an objection.

However, we would not want to see this used as a precedent to justify future intrusive outdoor structures. Future cases must be considered on their individual merits.

Eton
CAAC
