
Conservation Area Advisory Committee

Advisory Committee	Eton
Application ref	2018/0097/P
Address	7 Eton Road LONDON NW3 4SS
Planning Officer	Tony Young
Comments by	08 Feb 2018
Proposal	Erection of a single storey outbuilding in rear garden for ancillary residential purposes, including addition of timber screening on top of existing garden wall.
Objection	Yes
Observations	Eton Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee:
22.01.2018

Re: 7 Eton Road, 2018/0097/P

The elevations and plans for this proposal are inadequate in that they lack the necessary level of presentational detail and definition. The construction details are also unconvincing, being too roughly drawn to give an informing sense of the level of finish or finesse. The Design and Access Statement specifies a roof in 'dark grey EPDM (rubber)' whereas the Roof Section shows this covered by a sedum roof.

To call the proposal a 'Summerhouse/Shed' suggests something small and light that could be removed without leaving a trace. But this proposal requires a 14.6 sq m reinforced concrete slab. It is a small building; or 'outbuilding' as in the Statement.

Eton CAAC is seeing an increasing number of planning applications for such buildings. Should they receive

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approval, others will clearly follow - and a filling-up of the area's gardens will have been set in motion. The garden of no.7 is one of a row of gardens that back onto other gardens of similar length. These extensive areas of London rear gardens are a very particular feature of this conservation area, but they will be blighted by small buildings if such proposals are allowed. Then one of the most important qualities of this conservation area will be lost. Camden's official design guidelines (6.31) recognise the destructive impact this kind of development can have on an area, as does the Camden Local Plan Policy A2 Open Space paragraph 6.37.

For these reasons we think this proposal should not be approved.

Yours sincerely,

Eton CAAC

Documents attached

No details entered

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