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**Conservation Area Advisory Committee**

Advisory Committee Eton

Application ref 2018/1614/P

Address 16 Eton Road London NW3 4SS

Planning Officer Ben Farrant

Comments by 24 May 2018

Proposal Erection of single storey rear extension.

Objection Yes

Observations Eton  
Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee:  
21.05.2018

Re: 16 Eton Road

2018/1612/P, Formation of front facing dormer window;  
replacement of existing windows and roof light; replacement  
handrails to entrance steps  
2018/1613/P, Erection of two storey side/rear infill extension

2918/1614/P, Erection of single storey rear extension

The above applications are for additions and modifications to a large semi - detached Victorian villa on a prominent site on the corner of Eton and Fellows Roads. This substantial house has already been enlarged through the addition of an obtrusive four storey side extension for which permission was granted in June 1990.

Two of the current applications seek permission for further extensions: one is of two storeys, infilling space at the side; the other is a single storey garden room at the rear. Both give rise to concern.

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As we have stated before, we are seeing an increasing number of applications which encroach into gardens. The houses are getting bigger and the gardens smaller. The garden of No.16 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 and allowing them to be built over will result in one of its most important qualities being 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.

We would counsel that, if there are to be extensions, they should be modest. The proposed infill side extension should be reduced to a single storey and the one at the rear should not extend beyond the line of the existing patio.

As proposed, the application for the formation of the dormer window should not be approved. The dormer is not aligned with the fenestration of the front elevation. Nor is it decisively or effectively unaligned. Its position, being solely determined by interior head height, causes a relatively minor element to be inappropriately noticeable because of the way it snags the eye. This kind of misjudgement can, if allowed, have an accumulatively ruinous effect upon a conservation area.

Yours sincerely,

Eton CAAC

**Documents attached**

No details entered

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