

Conservation Area Advisory Committee

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.

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."

Our last paragraph above indicates that we would not object to a single storey side/rear infill extension. This is now what is being proposed.

Yours sincerely,
Eton CAAC

Documents attached

No details entered

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