

**Conservation Area Advisory Committee**

Advisory Committee	Eton
Application ref	2019/0465/P
Address	7 Eton Villas London NW3 4SX
Planning Officer	Ben Farrant
Comments by	24 Mar 2019
Proposal	Erection of an outbuilding in garden area, for use incidental to the use of the host property.
Objection	Yes
Observations	Eton Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee:  
19.03.2019

Re: 7 Eton Villas: 2019/ 0465 / P, Erection of an outbuilding in garden area, for use incidental to the use of the host property

This is an application to erect a single storey timber outbuilding with a pitched roof clad in ash felt shingles and black uPVC framed windows and doors. It is a large building (H 3.65m x W 3.19m X L 5.80m) and would be located the front garden of a Grade II Listed building facing onto Eton Villas and EM Barry's Grade II Listed St Saviour's Church in the heart of the Eton Conservation Area.

The long gardens on this part of Eton Villas are unusual in being long front gardens - so the approach to each house is through a lengthy, open garden space. This proposal is disruptive in that it seeks to do away with this arrangement and the particular setting to these listed buildings.

The planting and trees within front and rear gardens gives a mature and verdant character and appearance to the whole

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conservation area. This, and the mostly open nature of gardens, is part of the significance of the conservation area and makes an important contribution towards the attractive setting of this part of Eton Villas. The proposed outbuilding would make it a conspicuous and dominant addition that would unacceptably erode the open garden setting of the listed buildings and harm the character and appearance of the conservation area. If approved, it could set an unfortunate precedent, the cumulative impact of which would have a significant and harmful impact on the character and appearance of the Eton Conservation Area contrary to Historic England Advice Note 1.

It runs counter to all the policies and guidance which are relevant to conservation areas and listed buildings, namely:

1. NPPF 2019 which confirms that new development should make a positive contribution to local character and distinctiveness.

2. Camden's Local Plan states clearly that development will be resisted that would cause harm to significance of a listed building through an effect on its setting.

Policy D1 Design seeks to secure high quality design in development, respecting local context and character; schemes should incorporate materials of a high quality that, inter alia complement or enhance a building or area (para 7.10); the loss of garden space which contributes to the character of the townscape will be resisted (para 7.20).

Policy D2 Heritage requires that development within conservation areas should preserve or, where possible, enhance the character or appearance of the area; and preserve garden spaces which contribute to the setting of a heritage asset.

3. Camden's Design Guidance 2017: Section 3 dealing with Heritage states The Council will only permit development within conservation areas that preserves and where possible enhances the character and appearance of the area.

4. The Eton Conservation Area Appraisal recognises that the well defined garden boundaries (often in brick walling) and mature hedging and trees in front gardens is important role

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in the overall visual character of the area. Guideline (ET42)  
aim to minimise the possible impact on trees and gardens.

We object to this application.

Yours sincerely,

Eton CAAC

**Documents attached**

No details entered

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