

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/1823/P	Mr Eton CAAC	01/06/2019 11:49:40	OBJ	Eton Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 30.05.2019

Re: Garden Flat 4 Chalcot Gardens: 2019/ 1823 / P, Erection of timber framed rear garden studio/ storage.

This is an application to erect a single storey timber outbuilding at the end of the garden of 4 Chalcot Gardens, which is in the Eton Conservation Area. No Design & Access Statement has been lodged with the application, and while dimensions are provided on the plan for the building there are none on the elevations. It is impossible, therefore, to properly evaluate the impact of the structure on its surroundings: either in terms of proposed materials to be used or in terms of its height. It would appear that it will extend to the whole width of the end of the garden and be surrounded by paving.

The mostly open nature of gardens is part of the significance of the Eton Conservation area . The proposed outbuilding would make a conspicuous and dominant addition that would unacceptably erode the open garden setting 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.

The following policies and guidance are relevant to conservation areas :

1. Camden's Local Plan 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.
2. 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.
3. The Eton Conservation Area Appraisal Guideline (ET42) aim to minimise the po