

Application No:	Consultees Name:	Received:	Comment:	Response:
2019/5909/P	Eton CAAC	11/02/2020 12:55:43	COMMNT	Eton Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 10.02.2020

Re 4 Chalcot Gardens, 2019/5909/P.

Erection of conservatory with partial green roof to rear of garden flat.

Essentially this is an application for an extension to an extension. The existing extension was added following the granting of permission on 17 August 2016.

It was followed by an application for the erection of timber framed rear garden studio which was granted on 19 June 2019. We objected to this application because of the harmful effect it would have on the open garden setting of this part of the Conservation Area situated between England's Lane and Steele's Road. This is what we said:

"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."

On that occasion our advice was not heeded. The officer's delegated report in the Members' Briefing dismissed our objection:

"Although the proposed room will be visible from neighbouring properties, given the expanse of the garden and the position, set in from all boundaries, it is not considered to detract from the open nature of the rear gardens. It would also sit below the canopy of mature trees and so would be partially obscured from views from the upper floor windows of the terrace."

The current application seeks to reduce the garden space even more. We have already objected to this type of insidious incremental erosion of the garden space which characterizes the Eton Conservation Area in respect of this property and others. It is something that cannot be supported.

We object to this application.

Yours sincerely,

Eton CAAC