

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/0229/P	Eton CAAC	06/03/2020 17:22:22	COMMNT	Eton Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee 04.03.2020

Re: 16 Eton Road

2020/0229/P, Erection of single storey rear extension with roof terrace above and formation of external rear staircase.

This application seeks permission for a rear extension with roof terrace and the formation of an external rear staircase to the Upper Ground Floor.

It appears to supersede an earlier application (2018/1614/P) for a smaller rear extension for which permission was granted in September 2018. We commented on this earlier 2018 application counselling that if there are to be extensions, they should be modest. We made reference then, and have done so frequently since, to the number of applications which encroach into rear gardens. We said:

“ 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 suggested that the proposed extension was scaled back to protrude no further than the line of the existing patio. Subsequently the plans were modified in line with our suggestion, and permission was granted. This permission included a condition (4) that the flat roof space “shall not be used as a roof terrace, balcony or similar amenity space in perpetuity”.

The extension proposed in this new application does not protrude beyond the line of the existing patio but does extend across the whole of the rear elevation, making it some 2/3 larger than the one granted permission in 2018. This will have a harmful impact on the rear elevation and result in a reduction in the garden amenity. It is also proposed that the flat roof be a roof terrace contrary to Camden’s earlier requirements.

We object to this application.

Yours sincerely,

Eton CAAC