

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/3405/P	Eton CAAC	09/10/2020 11:32:18	OBJ	Eton Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 09.10.2020

Re 14 Provost Road, 2020/3405/P, 2020/3388/L

Erection of a single storey rear extension, a garden room with an external pergola, roof extension over the side passage and replacement side dormer windows and internal remodelling works to involve lowering of the rear of the lower ground floor level.

This application comes with no Design and Access Statement. No CAAC should be expected to submit comments on a proposal of this kind while a crucial part of it is unavailable. We ask that the official date for comments be pushed back until we have received the D&A statement and been given time to consider it. However, we are ready to make an initial response before 11 October 2020, the date for submission on the form.

The application proposes both an extension to the house and a garden building, making the garden very considerably smaller, making it smaller from both ends. This in a conservation area principally notable for its 19C houses and gardens, and the relationship between them.

On p.41 of Camden's new Planning Guidance, paragraph 4.40 states that 'Planning permission is unlikely to be granted for development whether in the form of extensions, conservatories, garden studios . . . or new development which significantly erode the character of existing garden spaces . . .'. This must surely mean that this part of the proposal, in its present state, is not acceptable. To 'significantly erode' is to noticeably lessen, to take away a noteworthy amount of what is there. What else does an extension along with a garden building do to an 'existing garden' space?

There are other concerns that we need to fully consider: the size of the proposed dormer windows, their impact on the character and appearance of the conservation area and integrity of the roofline; the nature and extent of the loss of the original plan, form and fabric; and an apparent