

<b>Application No:</b>	<b>Consultees Name:</b>	<b>Received:</b>	<b>Comment:</b>	<b>Response:</b>
2020/4326/P	Eton CAAC	11/11/2020 17:15:59	OBJ	

Eton  
Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 08.11.2020

Re 29 Steele's Road, 2020/4236/P  
Erection of a single storey outbuilding in rear garden.

This application, for a stand-alone garden building, should be seen in conjunction with –should be seen, in effect, as being part of – planning application no. 2020/1663/P. Given approval on 26th August this year, the major part of this earlier application was an extension to the house, to which we had no objection in principle. The building now under consideration is part and parcel of what amounts to a single scheme, albeit one being submitted in two stages: an extension to the house and a garden building. Taken together, the two proposals entail a significant reduction of the garden space; a significant reduction from both ends.

Camden's new Planning Guidance on Design (drafted July 2020) in the section on gardens, paragraph 4.40, states:

'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 proposal should not be allowed. The approved extension replaces an existing conservatory, but an additional piece of building – a second extension by another name – would mean a significant erosion of an existing garden space, as described above.

No.29's garden is one of a whole area of rear gardens that collectively create a really outstanding green space between Steele's Road and Chalcot Gardens, in which the end of one garden shares a simple wall with the garden on the other side of it. But this proposed building, by spanning the whole width of the garden and being 3 metres high and 4 metres deep, blocks off and disallows such a pleasurable flow from one green space into another.

The proposed building is trying to be low key, but will not be so. A run of floor to ceiling glass doors ensures that a gym is on display. Exercise equipment, and those using it, will be visible. And when lights are on the interior will be even more exposed. Such an illuminated space would be a most unsympathetic presence in these garden spaces. All in all, and despite the grass roof, 'integrating with its context', as the application says, is not what this building will do.

The cumulative effect of such proposals on this conservation area is of very real importance. Gardens are becoming more and more threatened by extensions, garden buildings, and excessive paving, as the new Planning Guidance on Design confirms. Its houses, its gardens, and the relationship between them is one of the principal reasons for this being a conservation area – but, bit by bit, case by case, the reason for it being so can be eroded: and this should not be allowed.

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Yours sincerely,  
Eton CAAC

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