

The house, which is Grade II Listed and is located in the Eton Conservation Area, is a single-family dwelling arranged over four floors with a front garden that incorporates off-street parking and a rear garden that until the renovation works undertaken in 2012 had a separate summer house and storage building at the end. The works undertaken were the subject of two Listed Building Consent applications that were granted consent in 2012 (reference 2012/1314/L) and 2013 (reference 2013/5909/L) and comprised a range of works that largely involved the remodelling or replacement of later additions to the original house or refurbishment of its original features. The Listed Building Consent application granted consent in 2012 (reference 2012/1314/L) included for the erection of a new single-storey summer house and storage building to replace the existing to the end of the rear garden. The current application is for a building of the same footprint area and external appearance but located at existing garden level, as the original building was, rather than set just over a metre below as the existing consent allows for. The house will remain as a single-family dwelling and the off-street parking space will remain as existing as will access arrangements to the public highway. Listed Building Consent and related matters are covered in the separate Design and Access Statement and Heritage Assessment accompanying the application.

The proposed works to the house represent a nominal increase to its overall floor area and replace existing accommodation previously sited there that had the same ancillary usage related to the main dwelling.