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**From:** no-reply@camden.gov.uk  
**Sent:** 11 April 2021 12:58  
**To:** env.devcon@camden.gov.uk; udr@camden.gov.uk; Planning  
**Subject:** Conservation area advisory committee comments form  
**Attachments:** 21675060.htm; 21675060.xml; 21675060.pdf

CONSERVATION AREA ADVISORY COMMITTEE

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Advisory Committee: Eton  
Application ref: 2021/0497/P  
Address: 19 Eton Villas London NW3 4SG Planning Officer: Jaspreet Chana Comments by: 02 May 2021  
Proposal: Construction of single storey summer house in the rear garden

Objection: Yes

Observations:  
Eton  
Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 11.04.2021

Re 19 Eton Villas, NW3 4SG: 2021/0497/P Construction of single storey summer house in the rear garden

In recent years there have been an increasing number of applications in the Conservation Area for the building of extensions and/or garden rooms. The trend to encroach on garden space is one to which we are opposed.

The Eton Conservation Area is principally notable for its 19C houses and gardens, and the relationship between them. As noted by the inspector's report which refused an appeal in respect of a similar application at 2 Provost Road (2017/0080/P, 2017/0198/L):

"The planting and trees within these gardens and that within those of the nearby houses and the grounds surrounding the apartment blocks, gives a mature and verdant character and appearance to the conservation area. This and the mostly open nature of the gardens is part of the significance of the conservation area and makes an important contribution towards the attractive setting of the listed villas."

In January 2021 Camden published its new Planning Guidance on Design. 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 . . ."

19 Eton Villas is a listed building. It is noted that an application in 2012 for a similar garden building was approved. But 2012 is almost a decade ago.

That earlier approval, which has now lapsed, should not be used to imply that there is no case for non-approval now. A lot has happened in the intervening years to raise and intensify environmental concerns and, in cases such as this, put an end to the erosion of green space. Viewed in the context of the Planning for the Future White Paper and Camden's Guidance on Design, a proposal for a building spanning the full width of the rear garden and protruding by just under a metre (in other words very nearly a metre) above the boundary walls would disrupt and harm the setting of the rear gardens of

these listed buildings. Applications for further garden buildings such as this threaten a gradual, accumulative development that, if allowed, will destroy one of the very qualities that made this part of Camden a conservation area. It represents over-development and should not be approved.

Yours sincerely,

Eton CAAC

#### DOCUMENTS ATTACHED

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No details entered

#### ABOUT THIS FORM

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