

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/1432/P	Mana Sarabhai Brearley	28/04/2021 13:41:17	OBJ	<p>I live at 20 Provost Road which is to the right of the applicant as from the street. We have lived here since 1982.</p> <p>I am writing to object to this application, for both the size of the extension and the building of a new garden room and will explain my reasons for doing so under.</p> <p>The proposed rear extension:</p> <p>The existing rear extension to 19 Provost Road was built in the 1980's as stated by the applicant. It is a two storey extension which extended both the raised ground floor and the semi basement floor into the garden with almost full glazed sides.</p> <p>This application is therefore not just a single storey extension but is really a two storey extension where the upper floor remains in its main part the same as before (the only alteration is the extension of the balcony and removal for stair to garden) and the lower floor is altered to extend further out into the garden by almost twice its depth on our side.</p> <p>From what I understand, extensions of more than one storey must not extend beyond the rear wall of the original house by more than 3m.</p> <p>Thus this extension as applied for is not a single storey extension as claimed. With this in view, I think this proposed extension is not permitted.</p> <p>The proposed Garden Room:</p> <p>I quote from the application Design Statement :</p> <p>A garden room is proposed to the rear of the rear garden to provide the applicant with a place to work that has some degree of separation to the main house – this is necessary as a result of the coronavirus pandemic and the need to work from home on a more regular basis.</p> <p>We are all very fortunate on Provost Road to have two separated entrances and can therefore accommodate a safe distancing of access and demarcate areas for contained use with our houses. Therefore the need for a special garden structure in order to provide a safe working environment is questionable. It is difficult for me not to be cynical about the reason behind this garden room.</p> <p>Further, ours is a Conservation Area.</p> <p>It is important to note that the pattern of the houses on Provost Road with their open gardens behind, and the open gardens on Eton Villas with their houses behind that form the two listed building sides of the triangle around St. Saviours Church is the attractive feature that contributes to the essence of the Eton Conservation Area.</p> <p>Nos. 15-21 Provost Road are detached houses with a variety of approaches to their layout but broad consistency in set back, scale, height and materials. There are two exceptions to this rule. No. 20 has gabled flank elevations with a central gabled dormer set into the "fishscale" slated roof. The projecting porch is castellated. The adjoining property, No. 21 is equally individualistic being set well back from the road frontage</p>

Application No: **Consultees Name:** **Received:**

Comment: **Response:**

with a coach house (probably being part of an early group of stabling on the triangular site to the rear of the larger properties, now demolished, which fronted Adelaide Road). The red-brick two storey dwelling has a side entrance under a projecting first floor gable supported by Doric columns. The house displays Arts and Crafts influences with stone carved window surrounds and leaded lights.

The relationship of the villas to the surrounding roads varies due to different degrees of set back. Eton Villas (south) have in effect two frontages with deep gardens facing west and a frontage on Eton College Road.....(from the Character Statement of the Camden Eton Conservation Area Document)

Almost the whole of Eton Villas and Provost Road consisted of listed buildings, pairs or groups of stucco villas approved by John Shaw in the 1840s. gabled pairs of two storeys and attic above a basement, with Tuscan eaves to give the 'villa' effect.....(from Hampstead: Chalcots)

With reference from The Camden Planning Guidance Design Document, The Eton Conservation Area Document and the Hampstead: Chalcots – British History Document, I have pulled together a few points:

An important factor in consideration for development should be whether the proposal preserves and enhances the appearance of the area.

It includes the presence of specific original details, their historic interest and attractive appearance.

It also suggests identifying heritage assets and elements of the wider historic environment which give the area its historic significance and will not deteriorate its character.

Other significant points to consider are:

To respect and preserve the historic pattern and established townscape of the surrounding area, including the ratio of built to unbuilt space ,

Not cause a loss of amenity to adjacent properties with regard to sunlight, daylight, outlook, overshadowing, light pollution/spillage, privacy/overlooking, and sense of enclosure

Allow for the retention of a reasonable sized garden

Retain the open character of existing natural landscaping and garden amenity, including that of neighbouring properties, proportionate to that of the surrounding area.

They go on to suggest that:

The construction of garden buildings, including sheds, stand-alone green houses and other structures in rear gardens and other undeveloped areas, can often have a significant impact upon the amenity, biodiversity and character of an area. They may detract from the generally soft and green nature of gardens and other open space, contributing to the loss of amenity for existing and future residents of the property.

And warns that:

Large garden buildings may also affect the amenity value of neighbours' gardens, and if used for purposes other than storage or gardening, may intensify the use of garden spaces.

Thus this Garden Room that has been applied for is not, in my opinion, in keeping with this Conservation Area nor does it enhance or preserve its appearance or character. I also feel it will set a precedent if permitted for

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Comment: **Response:**

many such structures in the future which will take over the gardens and completely change the nature of this area.

From our own personal point of view, it will be a terrible eyesore in the garden next door, will take away from the beautiful open back garden view along the sight-line of the gardens, and may be an intrusion on our privacy in our garden if used as a work space. It is not of a insignificant size, volume and material (wavy cork cladding), has a very heavy roof and will be imposing in presence right next to a much lower and gentler garden wall. I find it difficult to visualise its proposed height and volume without seeing how it related to the existing house in section and I see that this drawing has been omitted from the application. It would have given a better idea of how imposing an addition it will be for us next door.

With all the above in mind I strongly object to it being permitted to be built.
