

Conservation Area Advisory Committee

Advisory Committee	Eton
Application ref	2021/1432/P
Address	19 Provost Road London NW3 4ST
Planning Officer	Adam Greenhalgh
Comments by	16 May 2021
Proposal	Demolition of an existing conservatory at rear and minor alterations internally. Erection of a single storey rear extension with terrace above part. Replacement of an existing rooflight and installation of a new rooflight at roof level. Installation of a garden room in rear garden.
Objection	Yes
Observations	<p>Eton Conservation Area Advisory Committee</p> <p>Advice from Eton Conservation Area Advisory Committee: 14.05.2021</p> <p>Re 19 Provost Road, 2021/1432/P, 2021/1869/L</p> <p>Demolition of an existing conservatory at rear and minor alterations internally. Erection of a single storey rear extension with terrace above part. Replacement of an existing rooflight and installation of a new rooflight at roof level. Installation of a garden room in rear garden.</p> <p>This application seeks to replace an existing conservatory with an extension around one third larger in footprint, and to construct a garden room with full height glazing to one corner. Such applications are becoming increasingly frequent, encroaching into the garden space from both ends of the rear garden. As we have stated in relation to previous applications, we are opposed to this trend to encroach on garden space.</p> <p>The Eton Conservation Area is principally notable for its 19C houses and gardens, and the relationship between them.</p>

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This was articulated very clearly in the inspector's report which refused an appeal in respect of a not dissimilar 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 . . .

We are not opposed to extensions provided they are modest and in keeping with the host listed building, and this seems to be the case here. We are opposed, however, to the erosion of garden space. A further concern is that by considering in isolation each application for both an extension and a garden room no regard is being paid to the cumulative effect on the conservation area as a whole. Our reading of the January 2021 Planning Advice on Design is that Camden shares this concern: why else would they have referred to garden spaces in the plural?

The proposed garden building is trying to be low key, but will not be so. At night the floor to ceiling glazing at one corner would present an illuminated space which would be a most unsympathetic presence in these garden spaces. Cladding in cork will do nothing to alleviate this.

The cumulative effect of such proposals on this conservation area is of very real importance. We have stated before that gardens are becoming more and more threatened by extensions, garden buildings, and excessive paving, as the

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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: if there is to be a larger extension then a garden room cannot be allowed..

Yours sincerely,
Eton CAAC

Documents attached

No details entered

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