

Application No:	Consultees Name:	Received:	Comment:	Response:
2021/6135/P	Eton CAAC	18/03/2022 15:17:28	OBJ	

Eton
Conservation Area Advisory Committee

Advice from Eton Conservation Area Advisory Committee: 18.03.2022

Re: 6 Provost Road: 2021/6135/P, 2022/0658/L

Rear ground floor extension, internal refurbishment, landscaping, side glass canopy, new external render, front gate and railings to existing front boundary.

The deteriorating condition and level of alteration and loss of historic fabric at 6 Provost Road which is evident from the photographs included in the application submission surprised and concerned us. We therefore welcome the proposals to restore the condition and safeguard the future of this listed building.

Internally the proposals seem quite restrained, but externally there are two areas of concern:

- the size of the proposed dormer windows – their impact on the character and appearance of the property compromising the integrity of the roofline harming rather than enhancing the street scene and the character and appearance of the conservation area;
- The loss of existing trees and the erosion of green garden space.

Oversized Dormer Windows

In recent years a number of applications have sought to create oversized dormers in houses on Provost Road. In the case of No 12 Provost Road this was contrary to the permitted scheme. Although the unauthorized work on this house was subsequently corrected, we consider the dormers at 12 Provost Road remain too big, compromising the integrity of the roofline and detracting from the harmony and group value of the street scene. Proposals for No. 14 followed the example of No. 12 and the recently revealed completed work similarly shows how the integrity of the roof line has been compromised. We do not consider No. 14 is a good exemplar to use, as cited in the applicants submitted Design & Access Statement. The more modest dormers, approved and implemented in recent years at Nos. 10 and 11 Provost Road, provide much better exemplars for No.6. A reduction in size would be more in keeping with its neighbours on this part of Provost Road and the current proposals should be rejected.

Loss of Trees and Erosion of rear Garden Space

We are not opposed to the modest extension at the rear of No. 6 Provost Road, but we regret the loss of existing healthy trees and planted garden area. Preventing the loss of trees and rear garden space in this part of the Conservation Area has been a matter which has found support on appeal to the Planning Inspectorate. [Ref 2 Provost Road 2017/0080/P, 2017/0198/L] Paragraph 8 of the inspector's report included the following statement:

"The villas have shallow front gardens with generous rear gardens that slope gently down towards Constable House. 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

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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 July 2020 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 . . .".

This must surely mean that a proposal such as this, which shrinks an existing garden space, will not be approved. To noticeably reduce, to take away, a noteworthy amount of 'existing garden' space in this way is to 'significantly erode' it and we object to this. We would like to see less paving and retention of the trees, or their replacement if they are unhealthy.

We note that the proposed front elevation appears to show a triangular alarm bell box above the front door. This is contrary to Camden's recent requirement that bell boxes on Provost Road should be placed unobtrusively on the side elevation.

Yours sincerely,

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