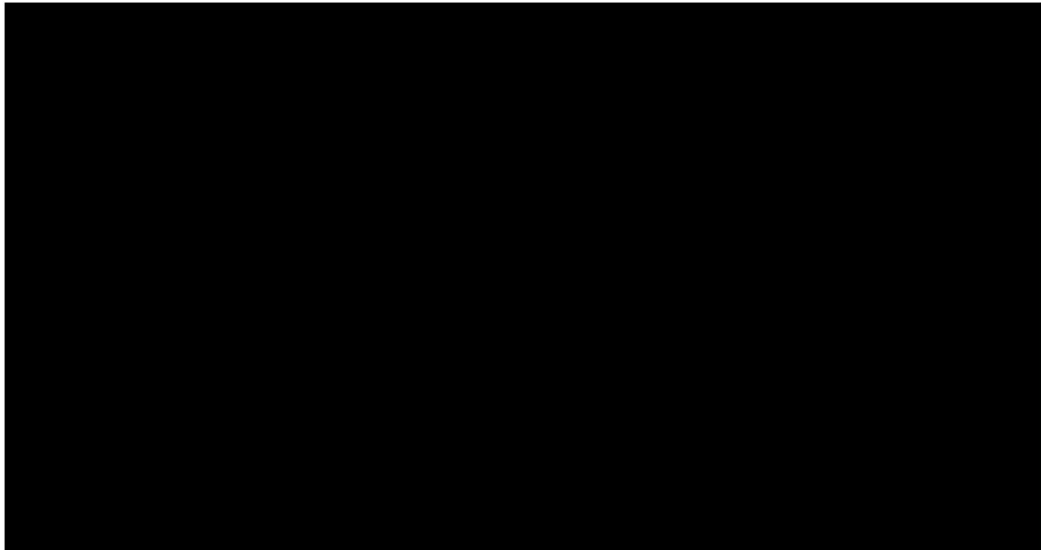




Subject:

CAAC Consultation Comments Received



Here's what **Someone** entered into the form:

Enter Pin



Application ref.

2022/4049/P

Site Address

2 Provost Road London NW3 4ST

Development Description

The Construction of a single storey contemporary garden building to replace an existing shed.

Planning officer

Josh Lawlor

Advisory committee

Eton

Advisory committee

Please send your comments by:

2022-11-27T00:00:00.000

Please choose one

Comment

Do you have any comments or consider that the proposal is harmful to or does not preserve the character and appearance of the conservation area?

Eton Conservation Area Advisory Committee Advice from Eton Conservation Area Advisory Committee: 09.11.2022 Re 2 Provost Road: 2022/4049/P The Construction of a single storey contemporary garden building to replace an existing shed. This is the second application for a garden room at 2 Provost Road. The first in 2017 (part of application 2017/0080/P) was refused on the following grounds: "The proposed outbuilding by reason of its location, size and scale would detract from the general openness of the rear garden area, would be overly dominant and appear as an incongruous form of development, furthermore it would harm the setting of the listed building and result in harm to the character and appearance of the surrounding conservation area." This decision was upheld on appeal (dated 20 October 2017). The garden building proposed in this application is not quite as large as the one which was refused in 2017. That stretched across the full width of the garden. This proposal is for a structure which is just over 2/3 as wide as previously with a slightly reduced height and depth. Comparative dimensions are as follows: 2017 2022 Width 6.0 m 4.2 m Depth 3.6 m 3.3 m Height 3.0 m 2.5 m We do not consider that the reduction in size is sufficient to alter the conclusion reached by the planning officer in 2017 which was upheld by the inspector on appeal. Since then Camden has further tightened its guidance on the erosion of the character of existing garden spaces - see paragraph 4.40 Planning Guidance on Design published in January 2021. We also note from the Design and Access Statement that the mature silver birch tree which stood towards the rear of the garden appears to have been removed. There

was an application in 2019 for the crown of a silver birch to be reduced to which there was no objection, but we could not find an application for its removal. Yours sincerely, Eton CAAC

Do you want to attach any files?

No

Attach files

Content is temporarily unavailable.

To receive a confirmation email, enter your address below:

