

**From:**  
**Sent:** 20 December 2022 10:42  
**To:** Planning Planning; Dawn Allott; Derek Gomez; Tuhinur Khan  
**Subject:** CAAC Consultation Comments Received

## Camden Council

**Hi,**

**Someone** submitted an entry for the CAAC Comments form form in the Camden Council site. View all the form's entries by clicking [here](#).

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

Enter Pin

609169

Application ref.

2022/5194/L

Site Address

3 Eton Villas London Camden NW3 4SX

Development Description

Proposed painting of front, side and rear elevation Roman cement.

Planning officer

Nick Baxter

Advisory committee

Eton

Advisory committee

Please send your comments by:

2023-01-08T00:00:00.000

Please choose one

No objection

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: 15.12.2022 Re 3 Eton Villas, 2022/5194/L Proposed painting of front, side and rear elevation Roman cement. 3 Eton Villas underwent refurbishment following an application for listed building consent (2017/5534/L) which was granted on 18 January 2018. This application is for the painting of the external render which is currently unpainted. Along with its immediate neighbours (1-6 Eton Villas) it is a listed building. A similar “group” listing also applies to Provost Road and together with Eton Villas they make up two sides of the triangle surrounding E. M. Barry’s Grade 2 listed St Saviours Church. This area makes up much of sub-area 1 of the Eton Conservation Area which has the following description on page 9 of the Conservation Area Statement: “This is the largest of the sub-areas, the core of which focuses onto the Conservation Area’s set piece, St Saviours Church, set in a triangular open space flanked by an almost intact group of early/mid Victorian semi-detached villas”. On page 11 of the Conservation Area Statement, in the section which describes the Character and Appearance of Eton Villas and Provost Road, there is the following paragraph: “Most of the villas in Eton Villas and Provost Road have been painted but originally the intention was to use stucco as a stone

substitute and coursing lines are set into the render. However, the current mixture of paint colours and unpainted properties does not significantly detract from the group value". The Decision Notice granting listed building consent in January 2018 included the following condition: "2 No alteration to the external Roman cement finish is consented other than light repair. Where lime plaster is disturbed it must be replaced with lime plaster." It is not clear from the documents filed on the Camden Planning Portal why this condition was imposed; no reason is given in the Decision Notice under the heading "Conditions and Reasons". The refurbishment works in 2018 were subject to a number of separate applications some of which were withdrawn, and one of them did include a proposal to "re-decorate" the exterior of the building. This property is surrounded by painted houses which form part of the group value listing. It is the only one remaining unpainted and we are guided by the statement on page 11 of the Conservation Area statement quoted above that "...the current mixture of paint colours and unpainted properties does not significantly detract from the group value". We have no objection to the application, therefore, particularly as we note that the applicant will seek the guidance of Camden's conservation team on the what colour will be used. Yours sincerely, Eton CAAC

Do you want to attach any files?

No

Attach files

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